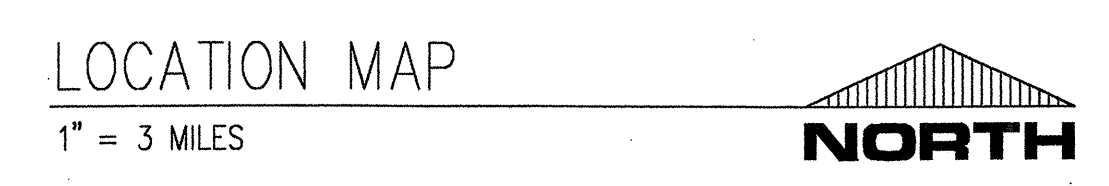
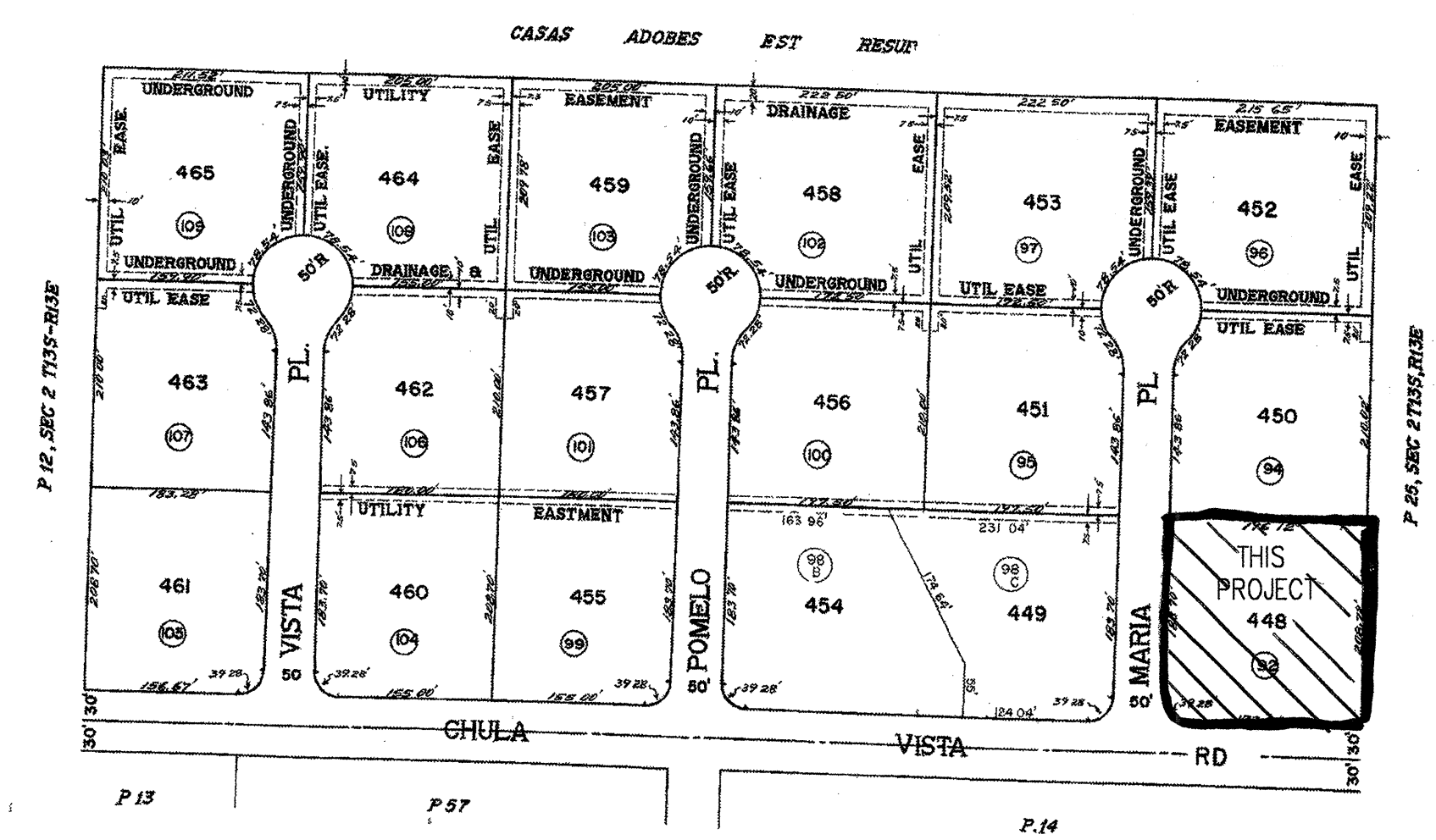


ASSESSOR'S RECORD MAP
 CASAS ADOBES ESTATES LOTS 448 TO 465



EXISTING MAIN RESIDENCE
 3,614 SF + 538 SF = 4,152 SF
 TOTAL = 4,152 SF (4194 SF)
 EXISTING 3 CAR GARAGE
 1,088 SF
 PROPOSED GUEST QUARTER $1017 \text{ SF} + 408 \text{ SF} + 116 \text{ SF} + 310 \text{ SF}$
 TOTAL = 1,853 SF
 TOTAL MAIN DETACHED STRUCTURE
 EXISTING = 1,088 SF
 PROPOSED = 1,853 SF
 TOTAL = 2,941 SF

OUTDOOR Lighting Code
 SITE: 0.96 AC
 LITE "A" 65W/850 Lumens
 E-3 ZONE
 $55,000 \text{ L} \times 0.96 \text{ AC} = 52,800 \text{ L}$
 $12,000 \text{ L} \times 0.96 \text{ AC} = 11,520 \text{ L}$
 ALLOWED: 41,280 L
 LITE "A": P.C.O. - TYPE
 $11 \times 850 \text{ L} / \text{LITE} = 9,350 \text{ L}$
 $41,280 \text{ L} > 9,350 \text{ L}$

TOTAL INCREASED TO 63% TOTAL DETACHED AREA FROM MAIN STRUCTURE - MAIN BUILDING
UTILITY NOTE - COORDINATE W/ UTILITY CO. VERIFY IN FIELD FOR LOCATION & EXIST'S CONDITION
 --- WLC
 --- S
 --- UGE
 --- (E)PP
 --- (E)GUY WIRE
 --- (E)(FOUND) 5/8" IP NT N 0.33'

PROPOSED SITE PLAN
 1"=10'-0"
 NORTH

OWNER/DEVELOPER
 FENSTER KENNETH & VINE MARY A JT/RS
 814 W CHULA VISTA RD
 TUCSON AZ 85704-4215

PROJECT:
GUEST QUARTER ADDITION TO EXISTING RESIDENCE

J.A.C.A. DESIGN L.L.C.
 DRAFTING SERVICES
 TUCSON, ARIZONA
 www.jacadesigndrafting.com
 CELL (520) 808-4052 - FAX (520) 616-0200
 POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

DRAWING INDEX:

| | |
|------|-----------------|
| S-01 | SITE PLAN |
| A-01 | FLOOR PLAN |
| A-02 | FOUNDATION PLAN |
| A-03 | FRAMING PLAN |
| A-04 | SECTIONS |
| A-05 | ELEVATIONS |
| MP-1 | PLUMBING PLAN |
| MP-2 | MECHANICAL PLAN |
| E-01 | ELECTRICAL PLAN |
| GN-1 | GENERAL NOTES |

Parcel 102-04-0920
 CASAS ADOBES ESTATES LOT 448
 Doc# 11478 Page 319
 Book 18, Page 78
 Township 18S, Range 19E, Section 31
 SHEET NO.
 5-01
 OF 51

PO9CPO6369

THESE DOCUMENTS ARE TO BE USED ONLY FOR THE ADDRESSED SITE PER CONTRACT BETWEEN JACA AND CLIENT. THE REPRODUCIBLE DRAWINGS, TRACINGS, SEPIAS, ETC. ARE THE PROPERTY OF JACA.

GENERAL NOTES

- 1) ALL WORK SHALL CONFORM WITH REQUIREMENT OF THE LOCAL GOVERNING BUILDING CODE, LOCAL ZONING CODE, NATIONAL ELECTRIC CODE, N.F.P.A., OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE. THE CONTRACTOR SHALL POLICE A.L. SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- 2) THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THERE BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE PROJECT SITE DURING THE PROGRESS OF THE WORK. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.
- 3) THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO THE WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- 4) ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- 5) ALL PENETRATION OF EXISTING FIRE RATED MEMBRANES SHALL BE PROTECTED AS REQUIRED. REPAIR AND DAMAGE TO EXISTING FIRE PROTECTED MATERIALS.
- 6) ALL PERMITS, INSPECTIONS APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR, AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF HIS WORK. ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH IRC-2006
- 7) AS STATED: INSULATION-ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH LATEST STANDARDS
- 8) A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE.
- 9) DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. ALL WRITTEN DIMENSIONS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR
- 10) MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. CORE DRILLING NEAR EXISTING TENANTS WILL BE DONE AFTER HOURS OF 5:00 PM AND BEFORE 6:00 AM. PROPER PROTECTION OF EXISTING FURNITURE AND FINISHES AS WELL AS CLEAN UP WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ON SITE G.C. SUPERVISION OF THIS OPERATION IS MANDATORY.
- 11) DO NOT USE PAINTS, PRIMER, SEALERS, OR GLUES THAT EMIT FLAMMABLE, TOXIC OR NAUSEOUS FUMES. EACH TRADE SHALL BE RESPONSIBLE TO VERIFY THE MATERIALS THEY ARE USING, COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS FOR THEIR USE. "NSDS" SHEET SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR
- 12) DRAWINGS ASSUME THE EXISTING BUILDING TO BE IN COMPLIANCE WITH CODE REQUIREMENTS. NOTIFY PROPERTY MANAGER AND ARCHITECT OF ANY VIOLATIONS OF CODES DISCOVERED DURING THE COURSE OF CONSTRUCTION IN THE EXISTING BUILDING.
- 13) MECHANICAL - SUPPLY AND INSTALL AS PER MANUFACTURES INSTRUCTIONS. HVAC OVERRIDE INSTALLATION IS TO BE COORDINATED WITH BOTH MECHANICAL AND ELECTRICAL CONTRACTORS. HVAC UNITS ARE TO BE INSTALLED WITH CLEAR ACCESS TO FILTERS FOR FUTURE MAINTENANCE. SHUT OFF VALVES ARE TO BE LOCATED ON A PLAN AND SUBMITTED TO MANAGER FOR FUTURE REFERENCE. BALANCE SYSTEM UPON COMPLETION TO TENANT COMFORT AND BALANCE BUILDING WATER SYSTEM. WRAP ALL EXPOSED FIBERGLASS INSULATION FOUND IN RETURN AIR PLENUMS WITH (FS25) FOIL SCRIM.

FLOORING NOTES:

CONTRACTOR SHALL INSPECTED THE SUB FLOORING BEFORE COMMENCEMENT OF WORK. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY UNACCEPTABLE FINISHED WORK CAUSED BY SUB-FLOOR CONDITIONS AND CORRECTIONS REQUIRED BY THE G.C./OWNER

FINISH HARDWARE NOTES:

- 1 ALL WORK SHALL BE PERFORMED IN A FIRST-CLASS, WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A NEAT AND FINISHED APPEARANCE. CONTRACTOR SHALL CLEAN SURFACES FREE OF ALL DIRT AND DEBRIS. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF INSTALLATION(S). ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION.
- 2 DRYWALL TO BE PAINTED SHALL RECEIVE A "LIGHT STIPPLE" FINISH; DRYWALL BE TO FINISHED WITH FRP BOARD, WALL COVERING AND/OR VENEER SHALL RECEIVE A SMOOTH FINISH. ALL JOINTS, SCREWS AND METAL SHALL RECEIVE MINIMUM THREE COATS JOINT COMPOUND WITH SANDING BETWEEN EACH COAT. APPLY A THIN PUTTY COAT TO ALL CWB SURFACES. ALL EXISTING DRYWALL OR PLASTER AREAS (INCLUDING EXISTING CORNER BEADS) ARE TO BE REPAIRED, TAPED SKIMMED AND FINISHED ALONG WITH NEW DRYWALL. DRYWALL CONTRACTOR SHALL RE-TOUCH FINISH AS NECESSARY AFTER FIRST COAT OF PAINT AND PRIOR TO FINAL POINT.
- 3 PAINTED DRYWALL SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF MANUFACTURER'S HIGHEST PREMIUM BRAND PRODUCT(S). REFER TO BUILDING STANDARD FINISHING NOTES FOR PAINT TYPES, FINISHES AND COLOR SPECIFICATIONS. DRYWALL TO RECEIVE FRP BOARD, WALL COVERING AND/OR VENEER SHALL RECEIVE ONE COAT OF SEALER PRIMER. DOOR FRAMES SHALL RECEIVE ONE COAT OF PRIMER AND TWO COATS OF SEMI-GLOSS.

FUTURE GRAY WATER COLLECTION

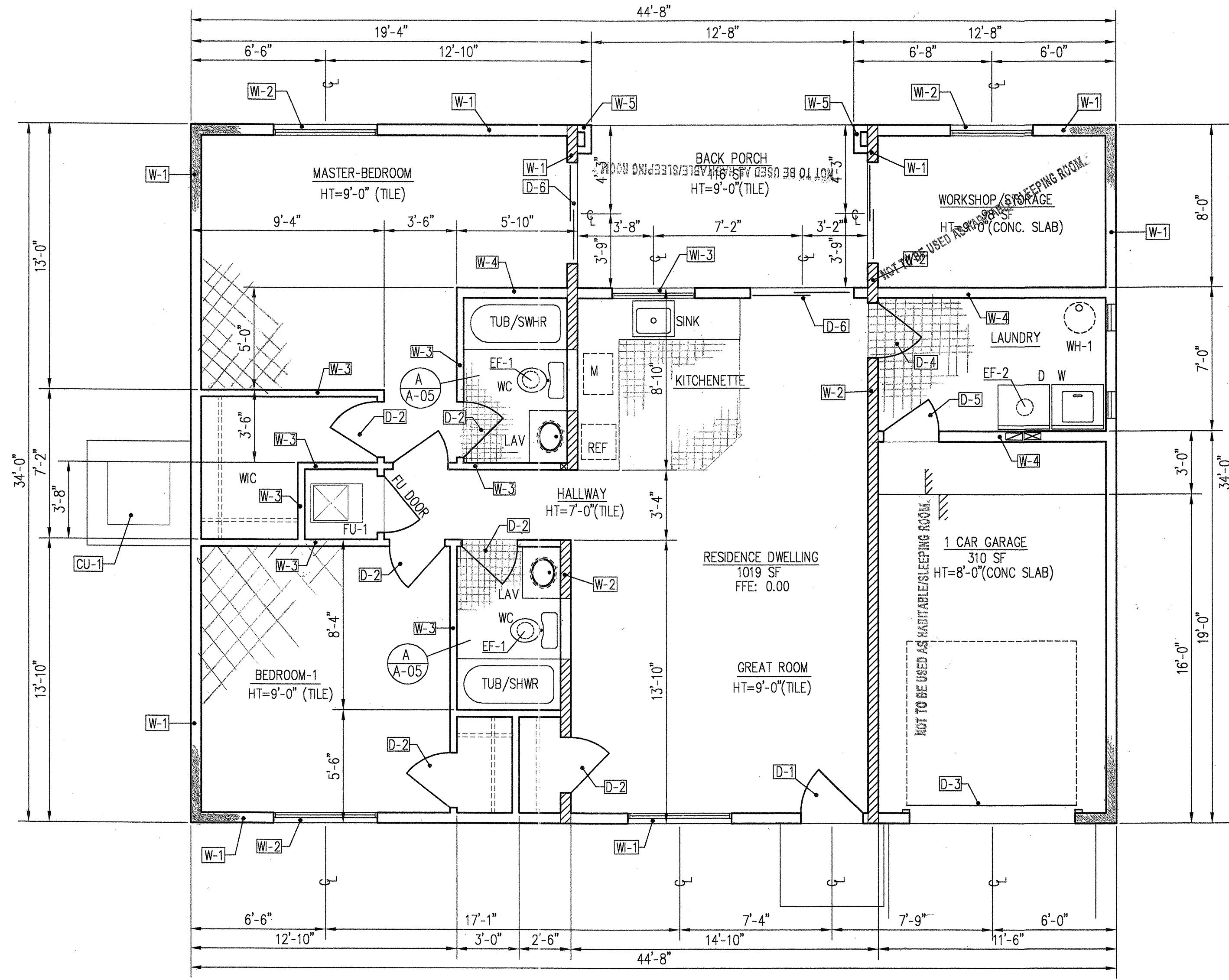
ALL NEW SINGLE FAMILY RESIDENCE AND DUPLEX DWELLING UNITS SHALL INCLUDE EITHER A SEPARATE MULTIPLE OUTLET OR A DIVERTED VALVE, AND OUTSIDE "STUB-OUT" INSTALLATION ON CLOTHES WASHING MACHINE HOOK-UPS, TO ALLOW SEPARATE DISCHARGE OF GRAY WATER FOR DIRECT IRRIGATION.

ALL NEW SINGLE FAMILY RESIDENCE DWELLING UNITS SHALL INCLUDE A BUILDING DRAIN OR DRAINS FOR LAVATORIES, SHOWERS, AND BATHTUBS, SEGREGATED FROM DRAINS FOR ALL OTHER PLUMBING FIXTURES, AND CONNECTED A MINIMUM OF THREE FEET FROM THE LIMITS OF THE FOUNDATION, TO ALLOW FOR FUTURE INSTALLATION OF A DISTRIBUTED GRAY WATER SYSTEM

FUTURE SOLAR WATER HEATER SYSTEM

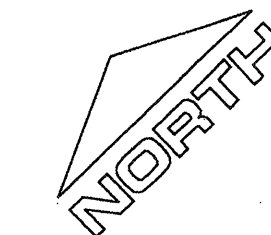
FUTURE - SOLAR WATER HEATER SYSTEM, OR FUTURE INSTALLATION PREPARATION WITH ONE OF THE FOLLOWINGS CONTROL AND 3/4" PIPING FOR WATER ROOFTOP TERMINATION 3" METALLIC SLEEVES, OR AN ACCESSIBLE ATTICE OVER THE WATER HEATER

ALL GRAY WATER SYSTEMS SHALL BE DESIGNED AND OPERATED ACCORDING TO THE PROVISIONS OF THE APPLICABLE PERMIT AUTHORIZED BY ADEQ UNDER THE ARIZONA ADMINISTRATIVE CODE, TITLE 18, AND CHAPTER 9.



ARCHITECTURE PLAN

1/4" = 1'-0"
TYP. WINDOW SILL HIGHT 44" MAX. WINDOW OPENING 20"W X 24"H & THE TOTAL SQ. FT. OF THE OPENING MUST BE 5.7 SQ. FT.



WALL SCHEDULE

- W-1 2X6@16" O.C. W/ 3/8" WALL SHEATHING
- W-2 2X6@16" O.C. W/ INTERIOR BEARING WALL W/ 1/2" GWB EA SIDE
- W-3 2X4@24" O.C. W/ INTERIOR NON BEARING WALL W/ 1/2" GWB EA SIDE
- W-4 2X6@24" O.C. W/ INTERIOR NON BEARING WALL W/ 1/2" GWB EA SIDE
- W-5 2X6 WOOD BOX W/ 3/8" WALL SHEATHING

APPLIANCE SCHEDULE

- WH-1 40 GAL WATER HEATER GAS - SEE PLUMBING PLAN
- W WASHER SEE ELECTRICAL PLAN
- D DRYER SEE ELECTRICAL PLAN
- M MICROWAVE SEE ELECTRICAL PLAN
- REF UNDER COUNTER REFRIG SEE ELECTRICAL PLAN
- EF-1 EXHAUST FAN SEE ELECTRICAL PLAN
- EF-2 SEE MECHANICAL PLAN

FIXTURE SCHEDULE

- IPC-2006 & LOCAL AMENDMENTS
- LAV LAVATORY
- WC TOILET
- SHWR TUB/SHOWER
- SINK KITCHEN SINK

DOOR & WINDOW SCHEDULE

- IRC-2006 & LOCAL AMENDMENTS
- D-1 3068 SC (CUSTOM)
- D-2 3068 SC
- D-3 8'-0"X8'-0" OVERHEAD DOOR
- D-4 3068 SC
- D-5 3068 SC (20 MIN FIRE RATED) SELF CLOSURE
- D-6 2-2668 FRENCH DOOR
- WI-1 5050 XO (LOW-E) DOUBLE PANE
- WI-2 4050 XO (LOW-E) DOUBLE PANE
- WI-3 4030 XO (LOW-E) DOUBLE PANE

MECHANICAL SCHEDULE

- CU-1 COMPRESSOR SEE ELECTRICAL PLAN
- FU-1 FURNACE SEE PLUMBING PLAN

PLUMBING FIXTURES SHALL BE CONSTRUCTED OF DENSE, DURABLE, NON-ABSORBENT MATERIALS & SHALL HAVE SMOOTH, IMPERVIOUS SURFACES, FREE FROM UNNECESSARY CONCEALED FOULING SURFACES.

ALL FIXTURES SHALL CONFORM IN QUALITY & DESIGN TO NATIONALLY RECOGNIZED APPLICABLE STANDARDS ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY. ALL PORCELAIN ENAMEL SURFACES ON PLUMBING FIXTURES SHALL BE ACID RESISTANT. WATER CLOSET SEATS SHALL BE OF SMOOTH NON-ABSORBENT MATERIALS & SHALL BE PROPERLY SIZED FOR THE WATER BOWL TYPE.

BATHTUB & SHOWER ENCLOSURES SHALL BE FINISHED PER 2710 W/ CERAMIC TUB, OR A LISTED ENCLOSURE TO A HEIGHT OF 72" ABOVE THE DRAIN PER R702.4 & R 1307.2

FIBER CEMENT BOARD OR GLASS MATERIAL GYPSUM BACKERS FOR TILE WALLS IN THE SHOWER AND/OR TUB PER IRC-2006 AMENDMENTS R 702.4.2

SAFETY GLAZING REQD. FOR ALL WINDOWS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR.

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. WIDTH = 20 INCHES MIN. HEIGHT = 24 INCHES / WINDOWS SILL HEIGHT = MAX 44 INCHES.

IECC CALCULATION

THIS PROJECT COMPLY W/ IECC 502.2.4 FOR WINDOWS & DOORS FOR ENERGY CONSERVATION - ENERGY EFFICIENCY - SECT. N 1102 BUILDING ENVELOPE.

| | |
|------------------------|----------------|
| MTL WINDOW-DOUBLE PANE | SEE MECH. PLAN |
| EXTERIOR DOOR | SEE MECH. PLAN |
| CEILING | R 30 |
| WALLS (4" W) | R 11 |

THE SOLAR HEAT GAIN COEFFICIENT SHGC MIN VALUE OF 0.40 FOR ALL DOORS / WINDOWS PER N 1102.2 IRC-2006 (U=0.75 MAX)

FUTURE RESIDENTIAL PHOTO VOLTAIC

PROVIDE A SITE PLAN SHOWING THE BEST SPACE AVAILABLE FOR ACCOMMODATING PHOTO VOLTAIC (PV) EQUIPMENT (METER, DISCONNECT & INVERTED) WITH A MINIMUM AREA OF 4 SQUARE FEET

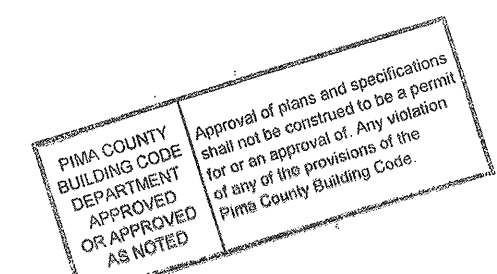
LOCATE THE PV EQUIPMENT ADJACENT TO THE ELECTRIC SERVICE PANEL IF FEASIBLE OR ON A WALL CLOSE TO THE PROPOSED COLLECTOR PANEL SPACE

SHOW ON THE SITE PLAN THE BEST ROOF SPACE AVAILABLE TO ACCOMMODATE PV SOLAR COLLECTOR PANELS. PROVIDE A ROOF STRUCTURE DESIGNED FOR THE ADDITIONAL COLLECTOR DEAD LOADING (TYPICALLY 4 LBS/SF)

SHOW A MINIMUM 3,800 VOLT-AMPERE PV ELECTRICAL LOAD ENTRY ON THE SERVICE LOAD CALCULATION. THIS LOAD IS CONTINUOUS AS WITH HEATING AND COOLING LOADS

SHOW AN ELECTRICAL PANEL SCHEDULE WITH A 240 VOLT CIRCUIT BREAKER SPACE LABELED "RESERVED FOR PHOTO VOLTAIC"

SEE WEB SITE FOR MORE INFORMATION FOR REQUIREMENTS http://www.energysavers.gov/your_homes/electricity/index.cfm/mytopic=10390



- DRAWING INDEX:**
- S-01 SITE PLAN
 - A-01 FLOOR PLAN
 - A-02 FOUNDATION PLAN
 - A-03 FRAMING PLAN
 - A-04 SECTIONS
 - A-05 ELEVATIONS
 - INCLUSIVE HOMES
 - MP-1 PLUMBING PLAN
 - MP-2 MECHANICAL PLAN
 - E-01 ELECTRICAL PLAN
 - GN-1 GENERAL NOTES

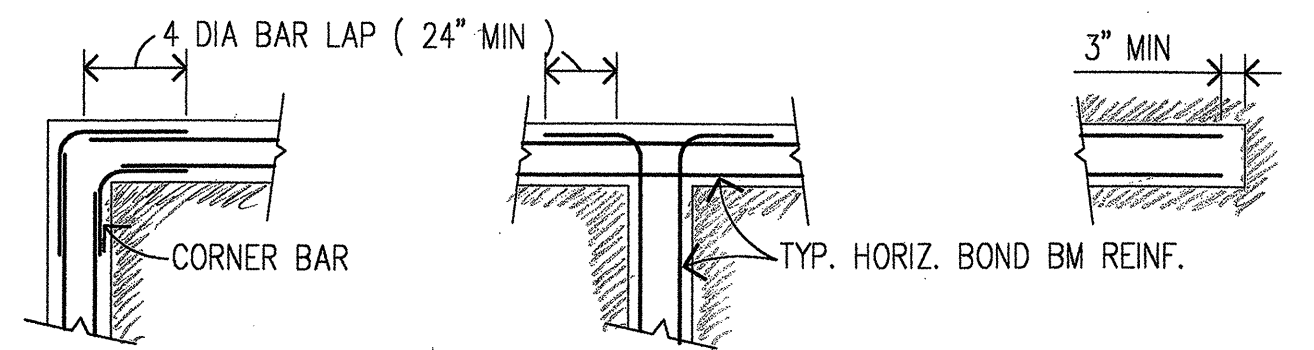
OWNER/DEVELOPER
FENSTER KENNETH & VINE MARY A JT/RS
814 W CHULA VISTA RD
TUCSON AZ 85704-4215
JOB NO. 96-219 (B)
STAR DATE JUNE 2009
DWGS by

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www.jacadesigndrafting.com
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POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

PROJECT:
GUEST QUARTER ADDITION TO EXISTING RESIDENCE
814 WEST CHULA VISTA ROAD
TUCSON, ARIZONA 85704
Parcel 102-04-0920
CASAS ADOBES ESTATES LOT 448
Docket 11478, Page 3219
Book 18, Page 78
Township 18S, Range 19E, Section 34
SHEET NO. 8H

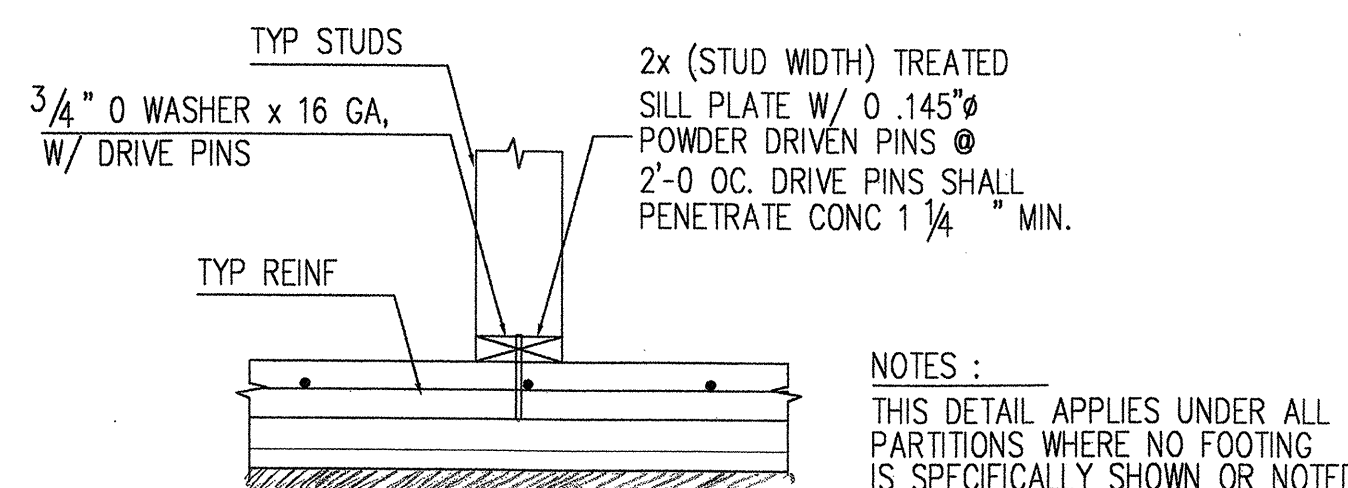
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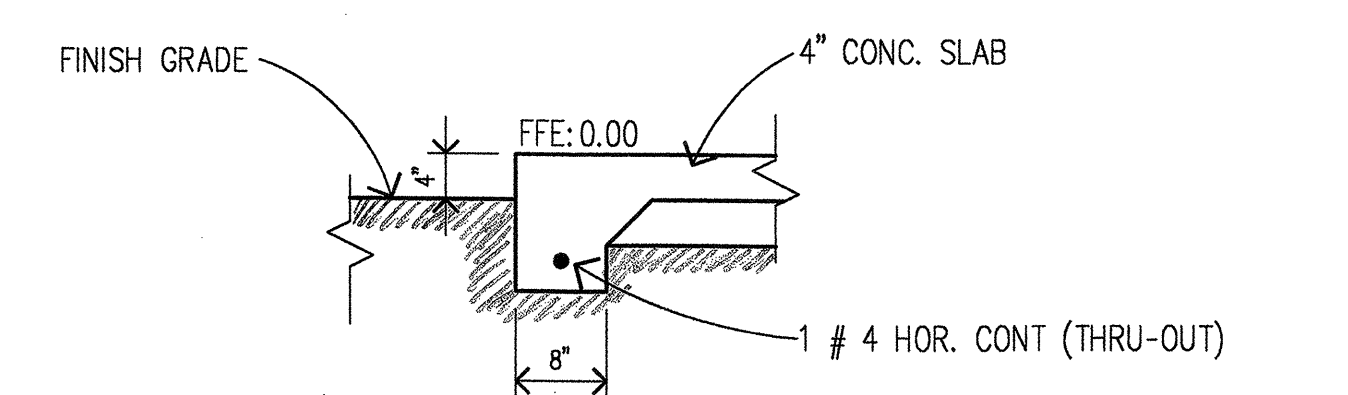


BOND BEAM AT CORNERS
BOND BEAM AT INTERSECTIONS
BOND BEAM AT WALL ENDS OR JAMBES

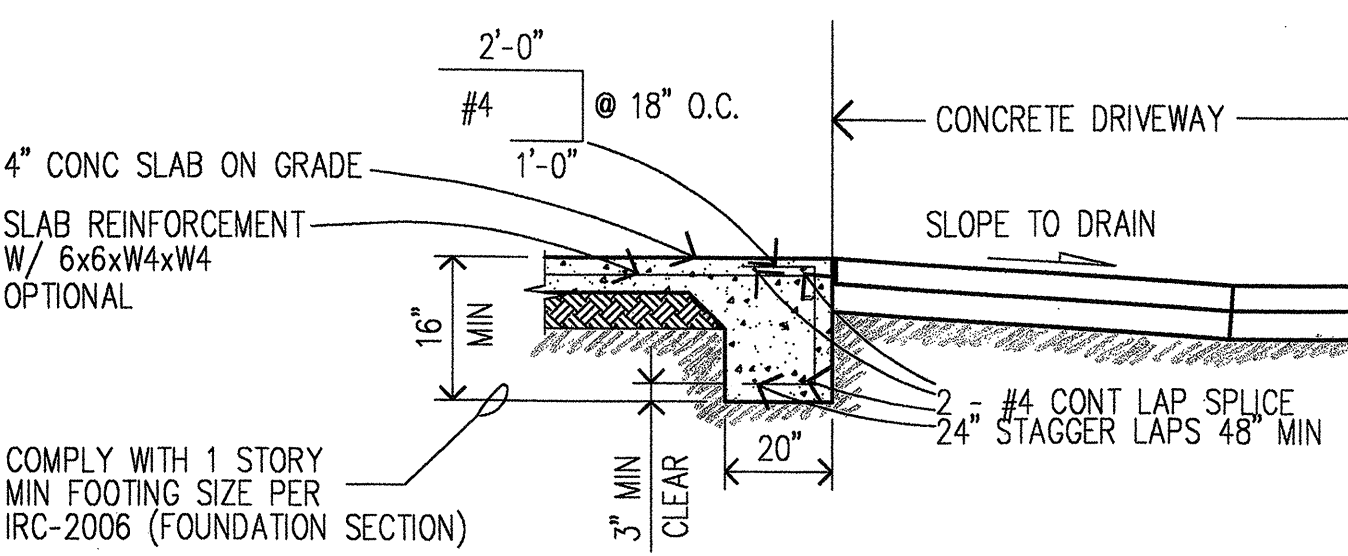
1 FOUND TIES & JUNCTURES
SEE SEC 2106.4.1 FOR REINFORCING REQUIREMENTS FOR MASONRY ELEMENTS
3/4"=1'-0"



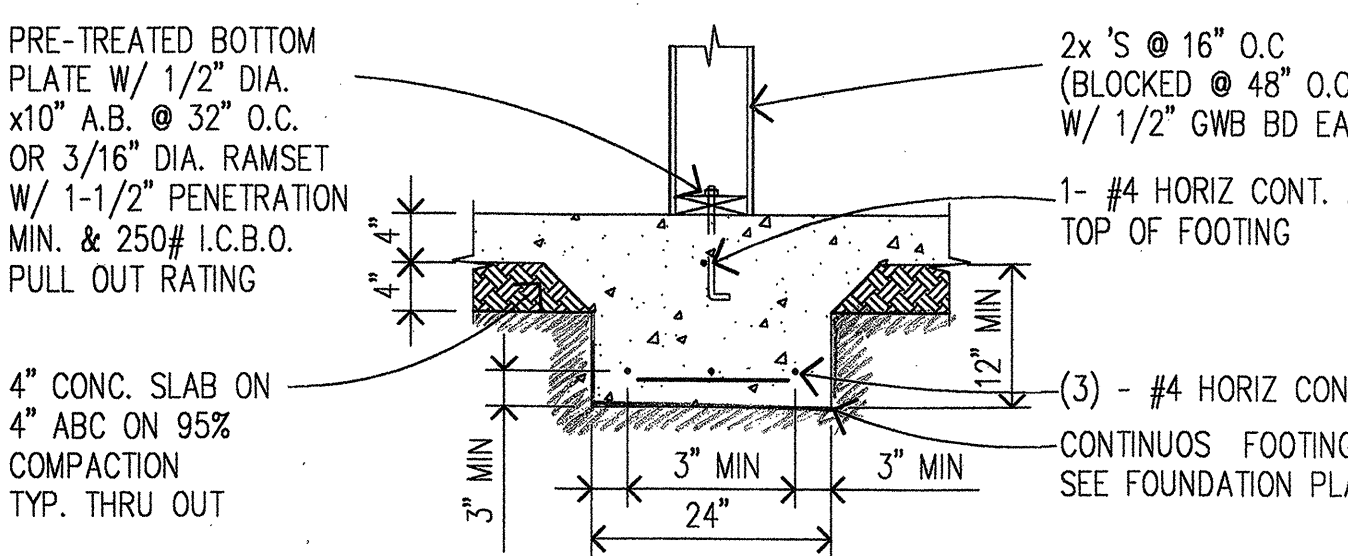
2 INTERIOR NON-BEARING PARTITION SILL PLATE ANCHOR
3/4"=1'-0"



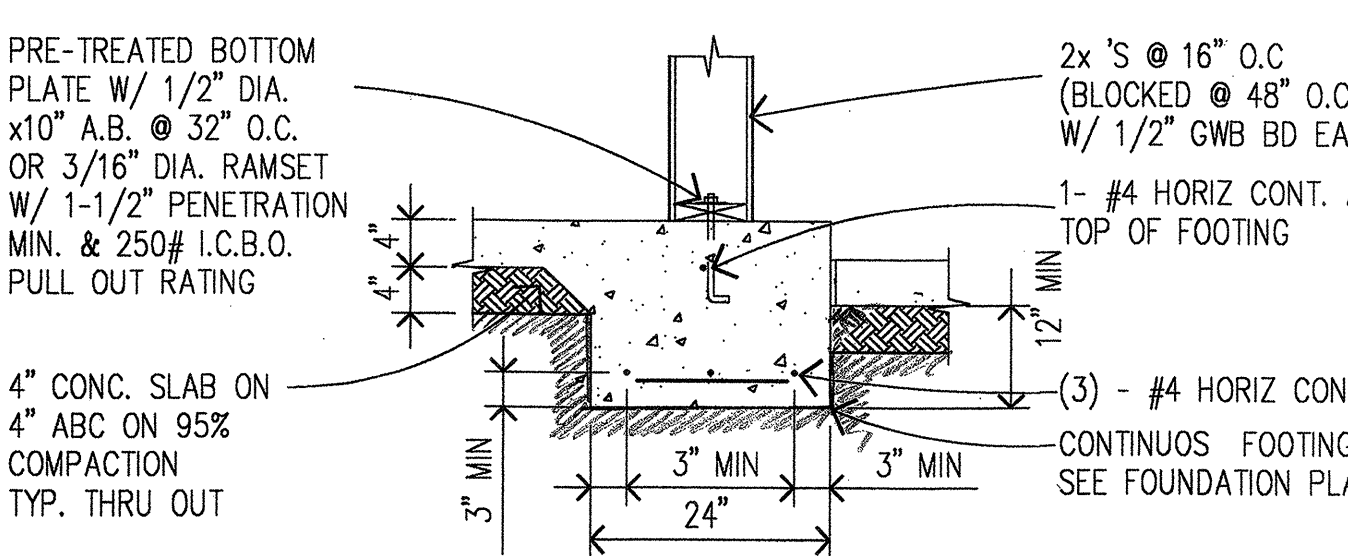
3 TOE DOWN - DETAIL
COMPLY WITH IRC-2006 - CHAPTER 4
3/4"=1'-0"



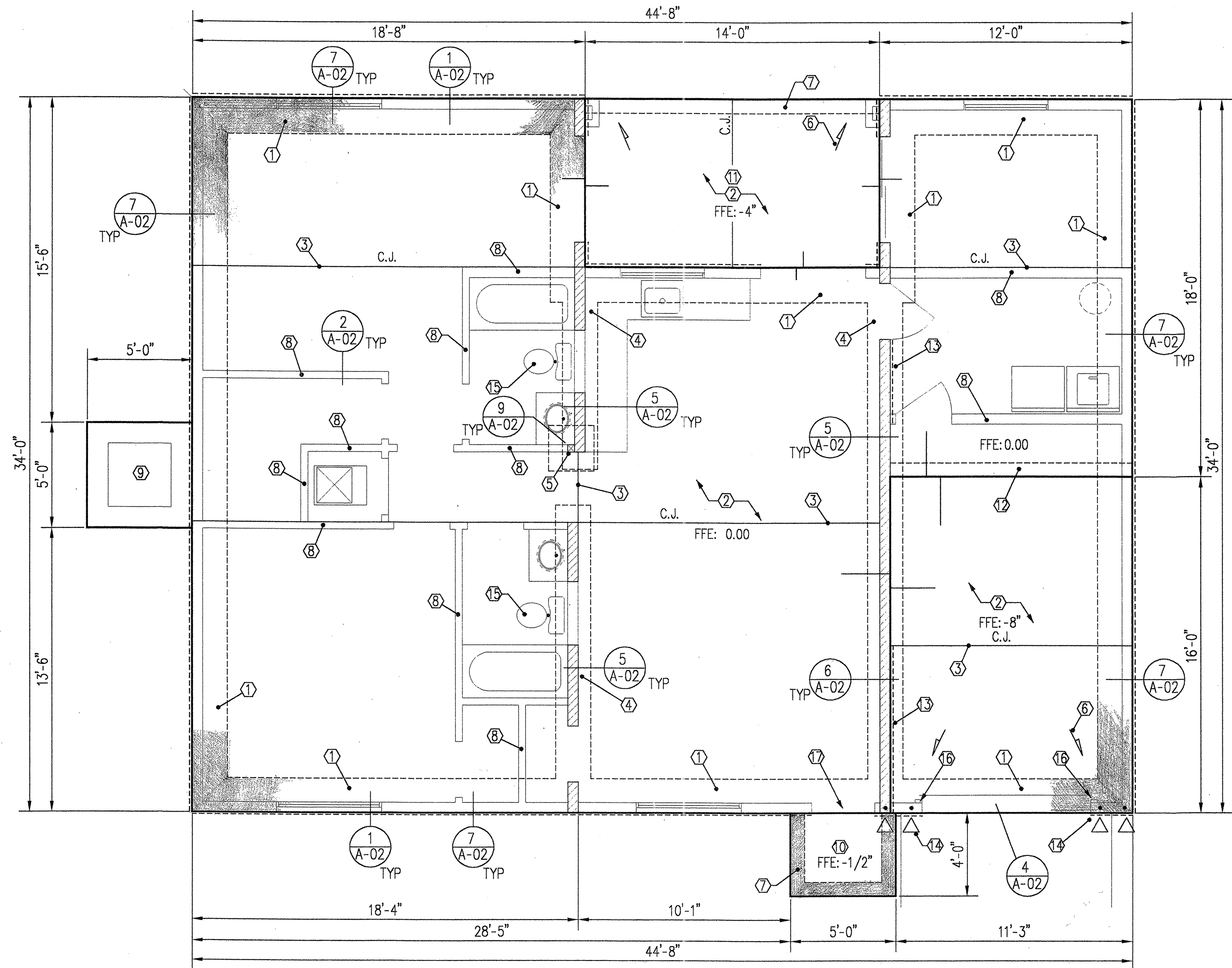
4 GARAGE/DRIVEWAY CONNECTION
COMPLY WITH IRC-2006 - CHAPTER 4
3/4"=1'-0"



5 FOOTING @ INTERIOR BEARING WALL
SEE DETAILS FOR REINFORCING TIES & JUNCTURES
3/4"=1'-0"



6 FOOTING @ INTERIOR BEARING WALL
SEE DETAILS FOR REINFORCING TIES & JUNCTURES
3/4"=1'-0"

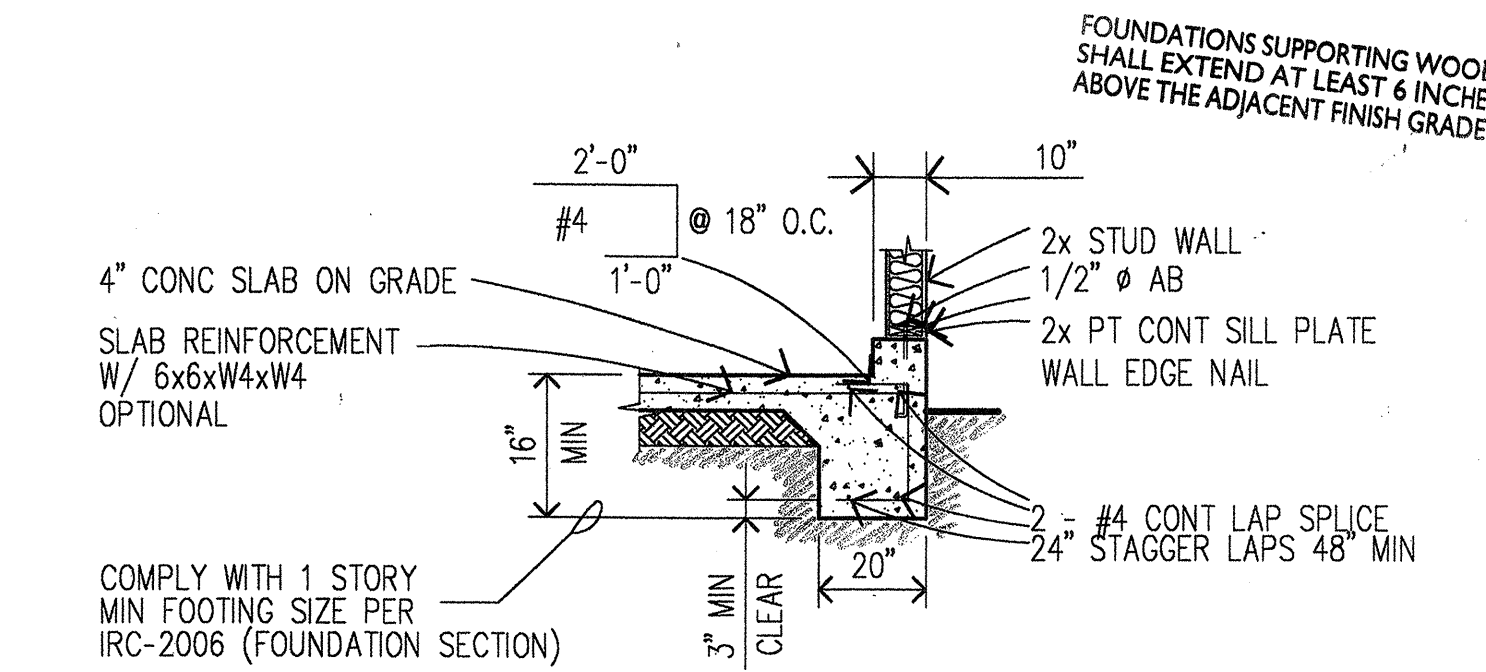


FOUNDATION PLAN
1/4" = 1'-0"

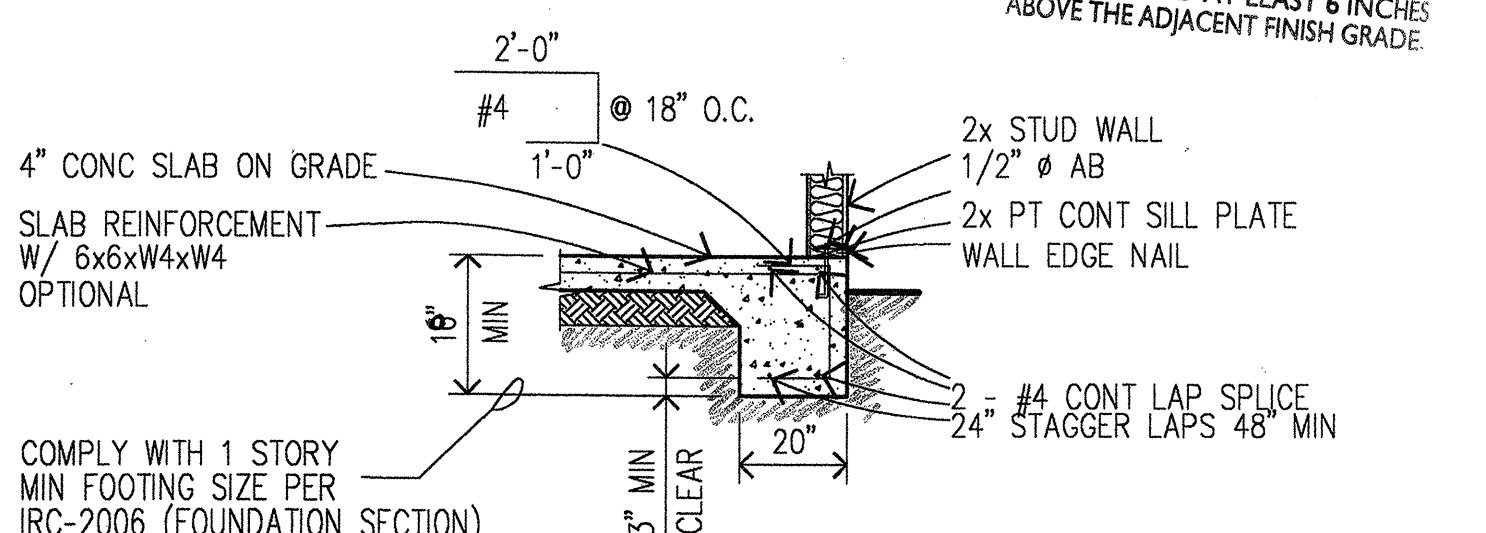
BASIS OF DESIGN:
2006 IBC (INTERNATIONAL BUILDING CODE)
2006 IRC (INTERNATIONAL RESIDENTIAL CODE)

ROOF LIVE LOAD: 20 LBS
FLAT ROOF: 15 LBS
SLOPE ROOF:
FLOOR LIVE LOAD: 40 PSF
WIND LOADING: 90 MPH

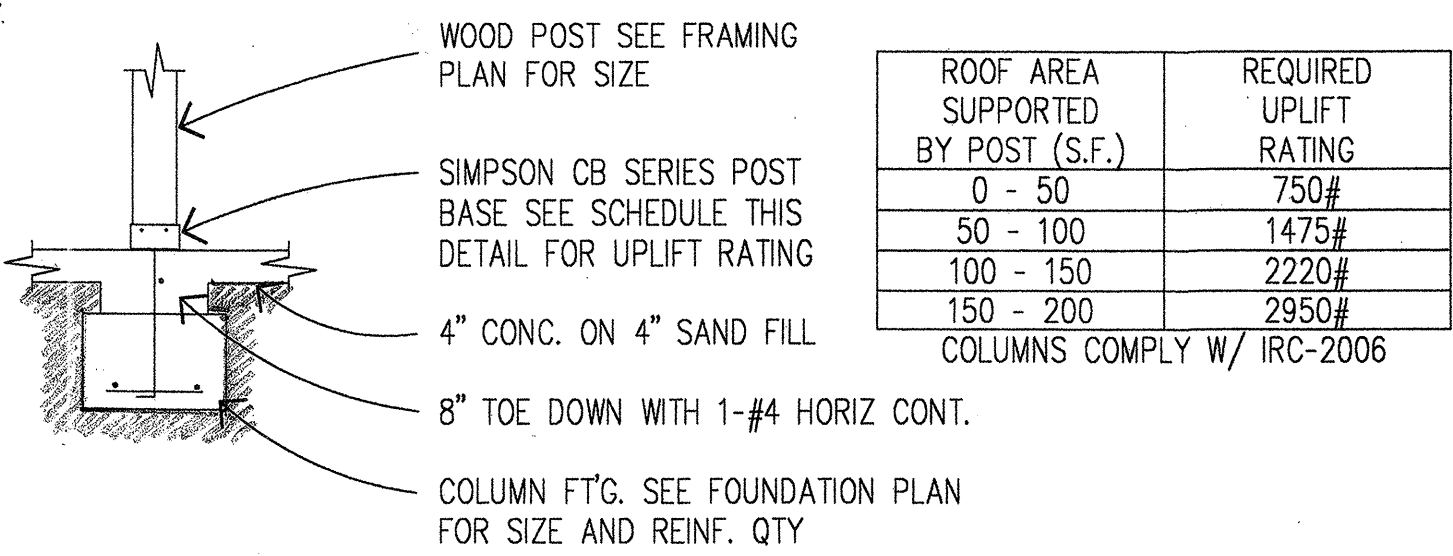
compliance with termite treatment, R320 as amended.
Note that grade away from foundations shall fall min 6" within the first 10', R401.3.



7 FOOTING @ EXTERIOR WALL (GARAGE)
SEE DETAILS FOR REINFORCING TIES & JUNCTURES
3/4"=1'-0"



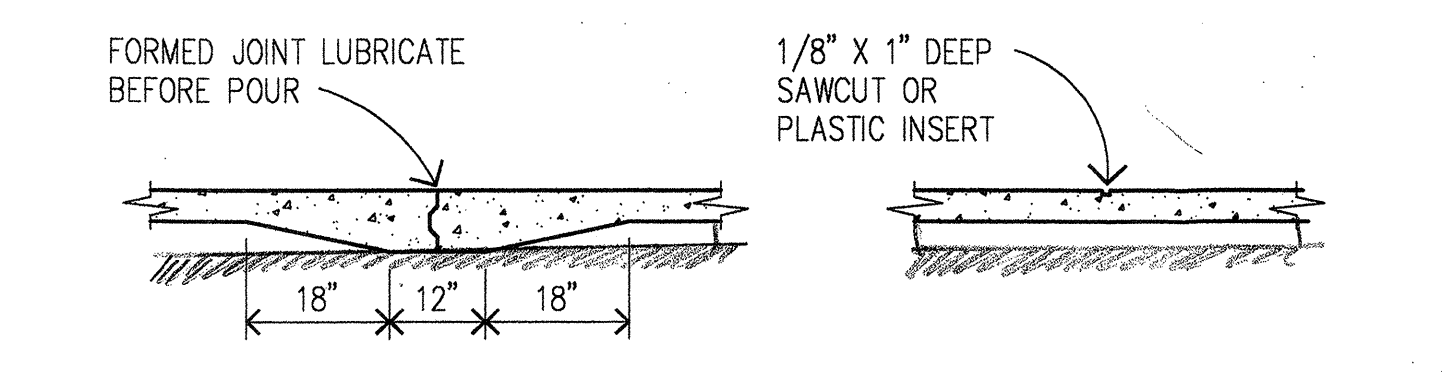
8 FOOTING @ EXTERIOR WALL
SEE DETAILS FOR REINFORCING TIES & JUNCTURES
3/4"=1'-0"



9 COLUMN FTG. DETAIL
EXTERIOR COLUMNS & WOOD COMPLY W/ IRC-2006
3/4"=1'-0"

| ROOF AREA SUPPORTED BY POST (S.F.) | REQUIRED UPLIFT RATING |
|------------------------------------|------------------------|
| 0 - 50 | 750# |
| 50 - 100 | 1475# |
| 100 - 150 | 2220# |
| 150 - 200 | 2950# |

COLUMNS COMPLY W/ IRC-2006



10 CONCRETE CONTROL JOINTS
COMPLY WITH SECT 1906.4 AND CHAPTER 19
3/4"=1'-0"

KEYNOTES

- 1 20" X 10" SPREAD FOOTING CONCRETE
- 2 CONCRETE SLAB
4" THICK CONC SLAB ON 4" ABC 95% COMPACTION (2500 PSI)
- 3 CONTROL JOINT (C.J.) PER IRC-2006 (CHAPTER 4)
- 4 INTERIOR BEARING WALL
24" X 12" SPREAD FOOTING CONCRETE (2 X 5 WOOD RAFTER) (DF#2)
- 5 BEARING POINT
4" X 4" WOOD POST (DF#2) WITH 24" X 24" X 12" (2-#4 EA SIDE) BC 44 OR EQUAL BY SIMPSON
- 6 SLOPE TO DRAIN PER IRC-2006
- 7 TOE-DOWN
8" X 8" TOE DOWN WITH 1-#4 HORIZ CONT
- 8 INTERIOR NON-BEARING WALL
2 X 5 WOOD WALL (DF#2)
- 9 COMPRESSOR SLAB
4" THICK CONCRETE SLAB WITH 6" X 8" TOE DOWN
- 10 CONCRETE STOOP
4" THICK CONCRETE SLAB WITH 6" X 8" TOE DOWN
- 11 CONCRETE SLAB (PATIO)
4" THICK CONCRETE SLAB WITH 6" X 8" TOE DOWN
- 12 CONCRETE SLAB (GARAGE)
4" THICK CONCRETE SLAB 8" X 20" TOE-DOWN
- 13 INTERIOR SHEAR WALL
3/8" WALL SHEATHING 4 FT WIDE / 8 FT WIDE BRACED PER CODE
- 14 EXTERIOR WALL
HOLD DOWN - PER CODE
SEE SIMPSON CATALOG OF WALL USE
2-#4 HDUB-S02.5 OR HIGHER (ST AD 14) 1/2" FROM corner
- 15 SEE PLUMBING PLAN FOR SEWER LINE
- 16 BEARING POINT
SEE FRAMING PLAN
- 17 INCLUSIVE HOMES ORDINANCE
PIMA COUNTY & LOCAL ORDINANCE
FFE: -1/2 FROM FINISH FLOOR

CONCRETE:
ALL CONCRETE CONSTRUCTION SHALL CONFORM TO IRC-2006
CONCRETE HAS BEEN DESIGNED ACCORDING TO ACI 318-89 WITH THE STRENGTH DESIGN METHOD, INSTALLED CONCRETE SHALL CONFORM TO THE FOLLOWING:
28 DAY F'c
CONCRETE SLAB ON GRADE 2800 PSI
CURBS, GUTTERS, STAIRS ON GRADE 2500 PSI
EQUIPMENT SLABS ON GRADE 2500 PSI
FOOTINGS AND STEM WALLS 2500 PSI
CONCRETE SHALL BE PROPORTIONED ACCORDING TO THESE REQUIREMENTS AND THOSE OF A.C.I. 318-95 WITH TYPE II CEMENT FOR THE STRENGTH DESIGN METHOD. AGGREGATE SIZES ARE 1.0 INCHES MAXIMUM FOR FOOTINGS. OTHER MASS CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 3/4 INCH. CEMENT SHALL CONFORM TO C150, AGGREGATE ACCORDING TO C33 AND WATER TO BE POTABLE.
NO ADMIXTURES SHALL BE USED WITHOUT SPECIFIC PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL. ADMIXTURES USING ANY FORM OF CHLORIDES SHALL NOT BE USED.
CONCRETE SHALL BE CURED IN PLACE BY ENCLOSING WITH POLYETHYLENE FILM OR APPROVED EMULSION SPRAY FILM FOR AT LEAST 10 DAYS AFTER PLACING. ALL SURFACES OF THE CONCRETE SHALL BE PROTECTED FROM DAMAGE.
MATERIALS:
FOUNDATION DESIGN BASED ON 1500 PSF ALLOWABLE SOIL BEARING PRESSURE AT MINIMUM 12" BELOW ENGINEER CERTIFIED COMPACTED PAD OR UNDISTURBED SOIL. SOIL IS ASSUMED TO BE NON-EXPANSIVE, NON-CORROSIVE, NON-COLLAPSIVE. FINISH GRADE TO PROVIDE ADEQUATE DRAINAGE AWAY FROM FOUNDATION SYSTEM.
STRUCTURAL STEEL:
ALL STRUCTURAL STEEL SHALL HAVE ASTM A36 Fy=36,000 PSI (U.N.O.)
ALL BOLTS FOR STEEL TO STEEL CONN. SHALL BE ASTM A325N. ALL OTHER BOLTS SHALL BE PHILLIPS "RED HEAD" LATEST EDITION
ALL ANCHOR OR ANCHOR BOLTS SHALL BE ASTM A307 OR ASTM A36 (U.N.O.)
ALL CONSTRUCTION PER LATEST ASIC STEEL CONST. MANUAL.
GRADE AWAY FROM FOUNDATION SHALL FALL A MIN 6" WITHIN THE FIRST 10 FT PER IRC-2006 SECTION R 401.3

All foundations shall bear minimum 12 inches (18" at 2 story) into natural existing soil with a minimum soil bearing pressure of 1500 P.S.F. or furnish the following information before requesting a B-1 inspection:
1. Soil Investigation Report
2. Report of Satisfactory Placement of Fill
3. Statement of Soil Bearing Value
1, 2 and 3 to be certified by a registered Soil Engineer.

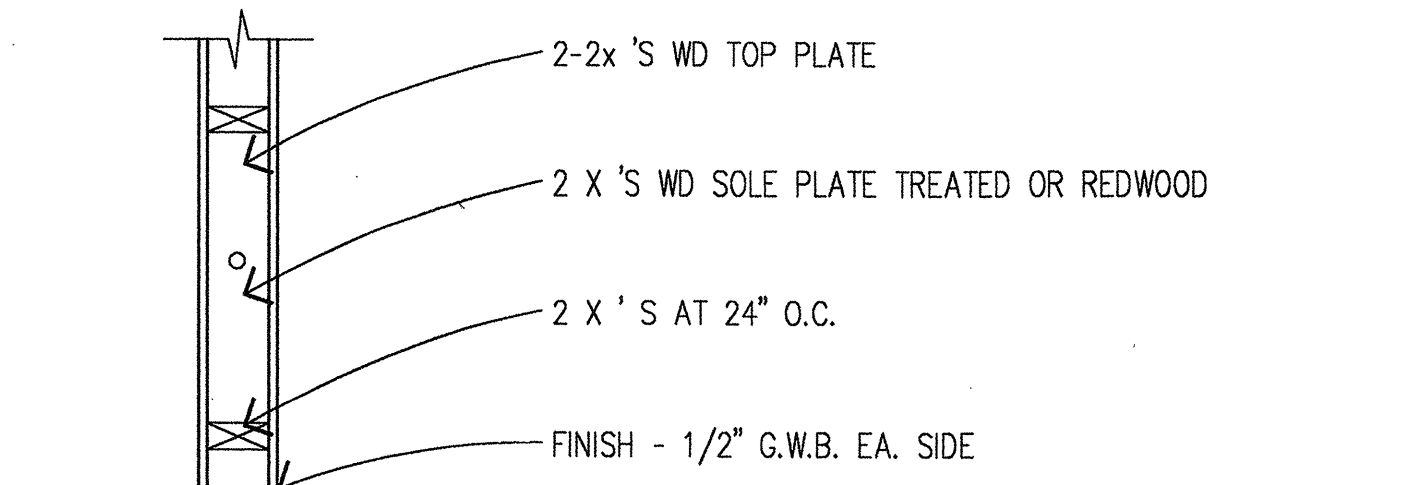
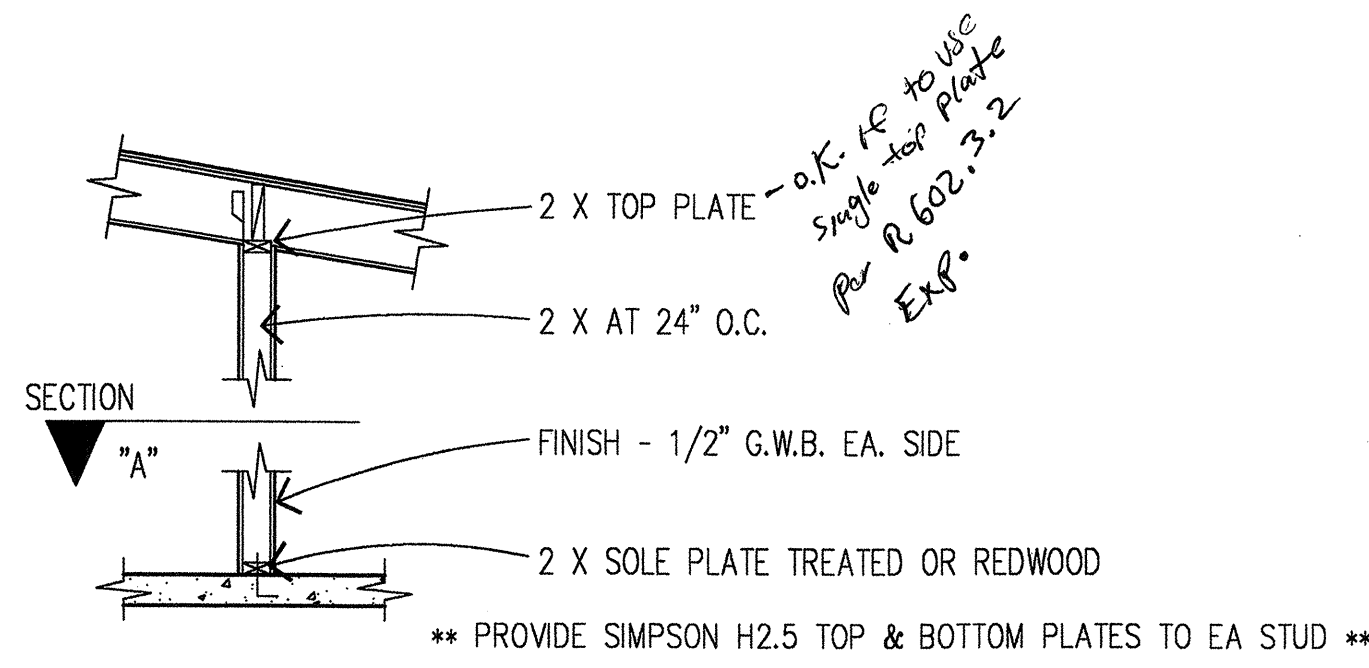
STUCCO TO BE PER THE LAT. C.B.O. REPORT WITH 2 LAYERS OF GRADED PAPER AND WEEP SCREED @ 4" A.F.G.

PIMA COUNTY BUILDING CODE DEPARTMENT APPROVED OR APPROVED AS NOTED
Approval of plans and specifications shall not be construed to be a warrant for or an approval of any portion of any of the provisions of the Pima County Building Code.

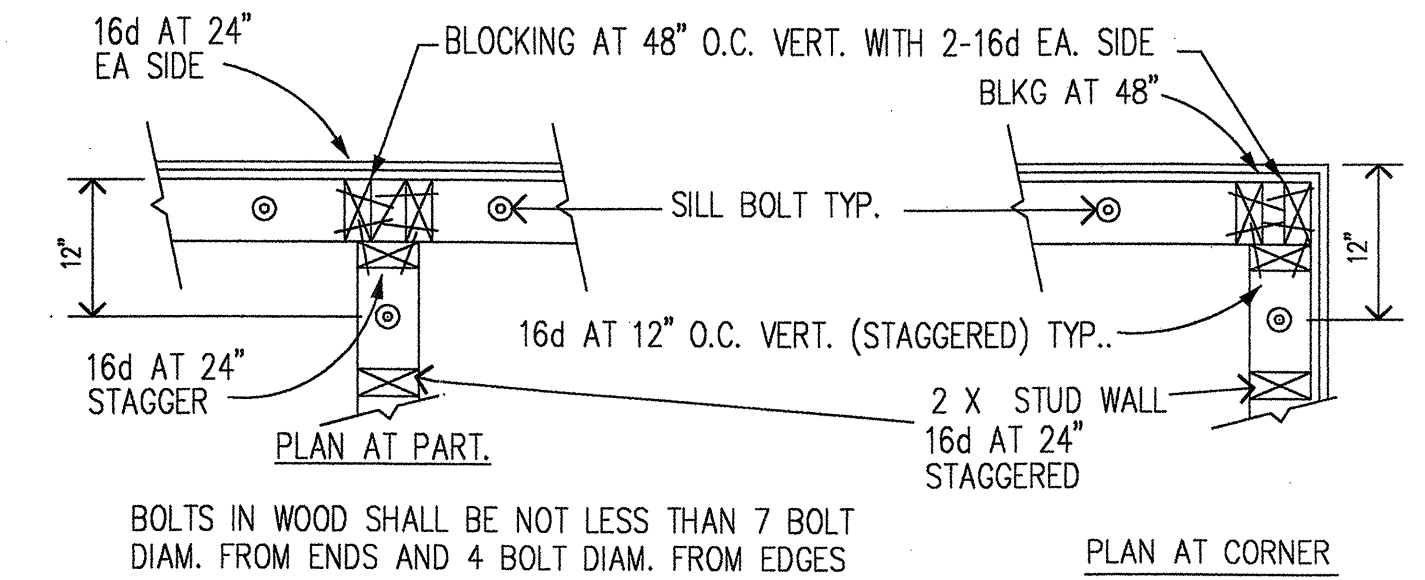
DRAWING INDEX:
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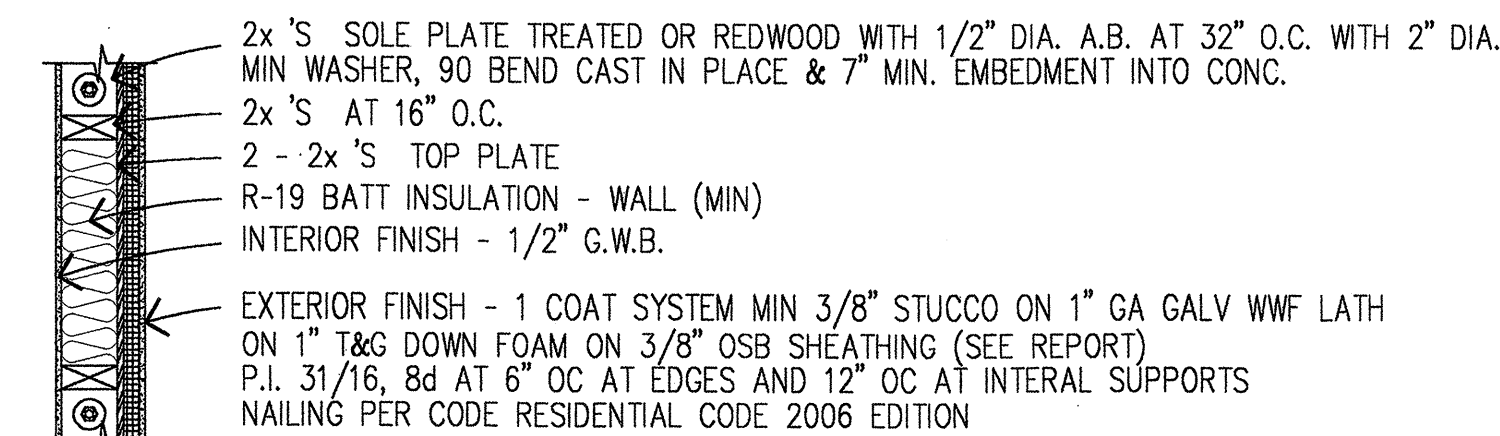
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1 INTERIOR NON-BEARING WALL
 SEE SECTION "A" - ABOVE
 3/4" = 1'-0"

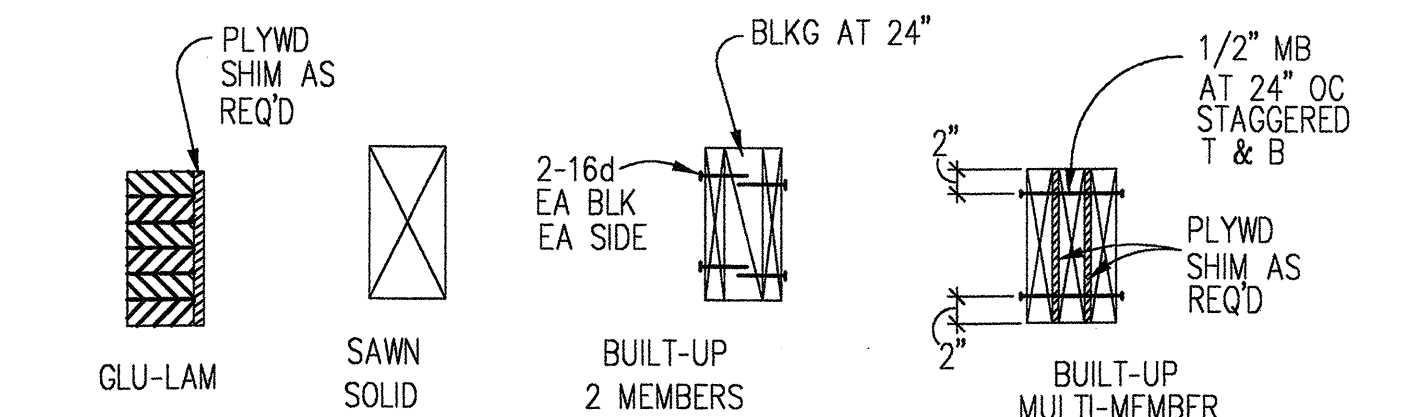


2 WOOD FRAMING @ WALL INTERSECTION
 3/4" = 1'-0"



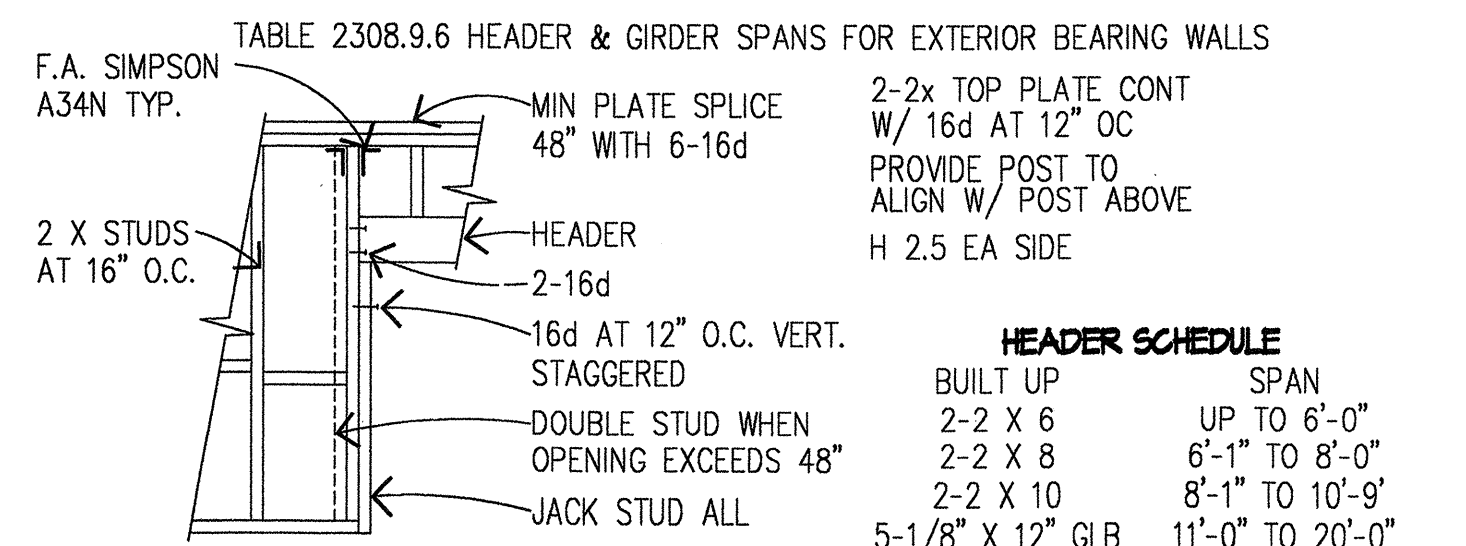
1. PROVIDE SIMPSON H2.5 TOP & BTM PLATES TO EA. STUD. IF OUT TO OUT OF ROOF EDGES EXCEEDS 22' AT UNENCLOSED AREAS USE 2 ANCHORS RATED AT 340# MIN. & TYPE THAT ENGAGES STUD & PLATE. (PLATE TO STUD ANCHORS MAY BE OMITTED IF PLYWOOD SHEATHING IS USED)

3 EXTERIOR SHEAR WALL
 3/4" = 1'-0"

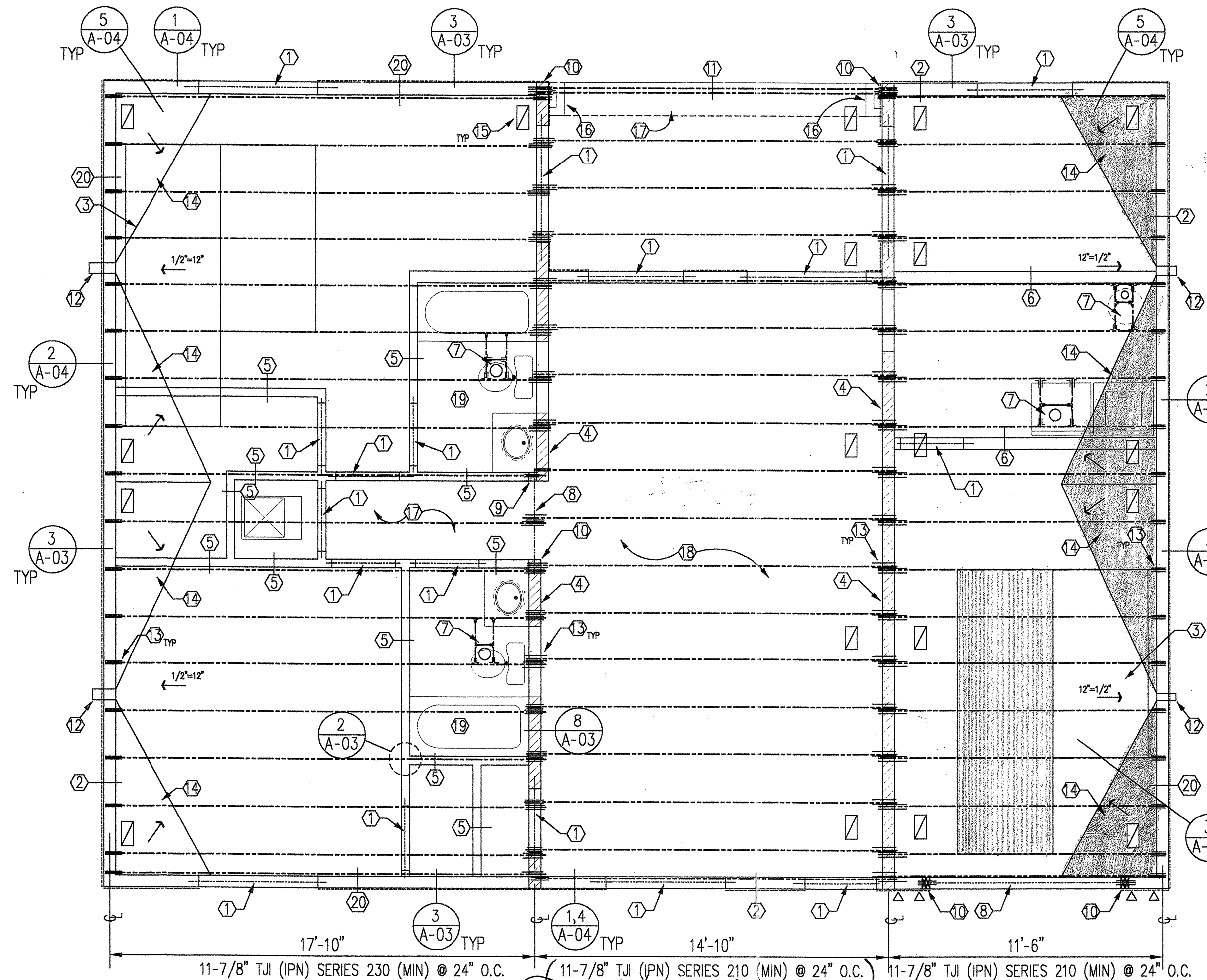


NOTES: WOOD HEADER DETAILS

- FOR STUD WALL FRAMING SEE PLAN AND DETAILS.
- OPENING SCHEDULE APPLIES UNLESS DIFFERENT SIZES ARE CALLED OUT ON PLANS.
- SEE SHEAR WALL DETAIL FOR SHGT. REQUIREMENTS.
- CONTINUE STUDS OR POST TO FLOOR TOP PL. ABOVE TO SUPPORT JACK STUDS OR POST ABOVE WHERE OCCURS



4 HEADER @ BEARING WALLS
 TABLE R 502.5.1 (1) FOR EXTERIOR BEARING WALL (30 PSF GROUND SNOW LOAD - TYP)
 3/4" = 1'-0"



SHEARWALL (SW) SCHEDULE

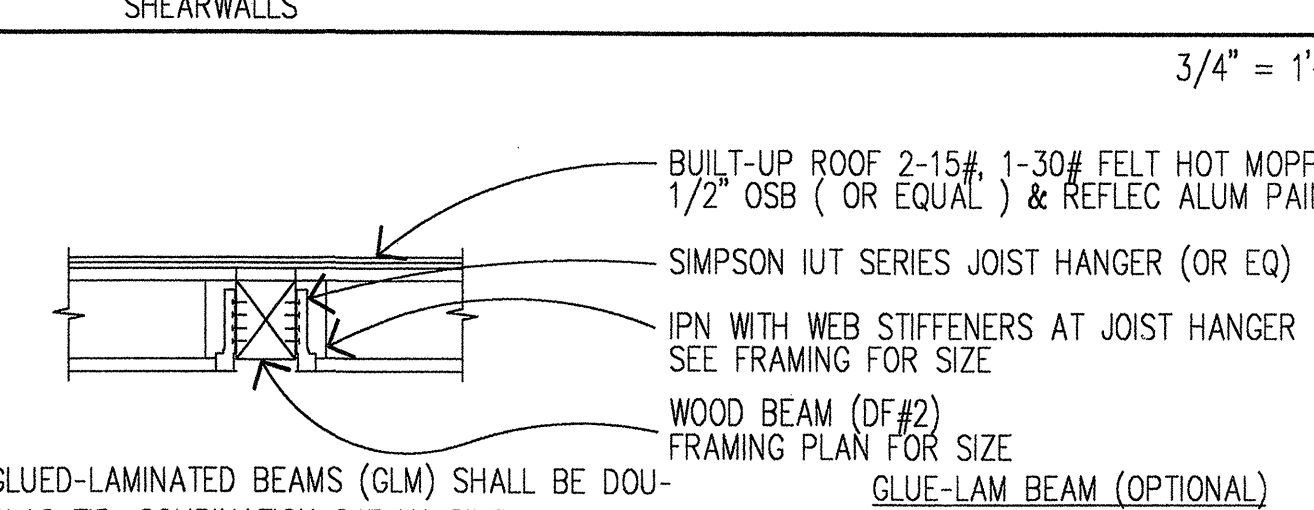
| MARK | SHEATHING | EDGE NAILING | FIELD NAILING | STUD & BLOCKING SIZE & ADJOINING EDGES | NOTES |
|------|-----------|--------------|---------------|--|-------|
| | 3/8" PLWD | 8d @ 6" O.C. | 8d @ 12" O.C. | 2 X 'S' | (1) |

SILL PLATE ATTACHMENT

| MARK | NAILING TO WOOD | ANCHOR BOLT TO CONCRETE BELOW | NOTES |
|------|----------------------------------|-------------------------------|-------|
| | 2 X PLATE W/ 16d NAILS @ 6" O.C. | 2 X PLATE W/ 1/2" @ 48" O.C. | (1) |

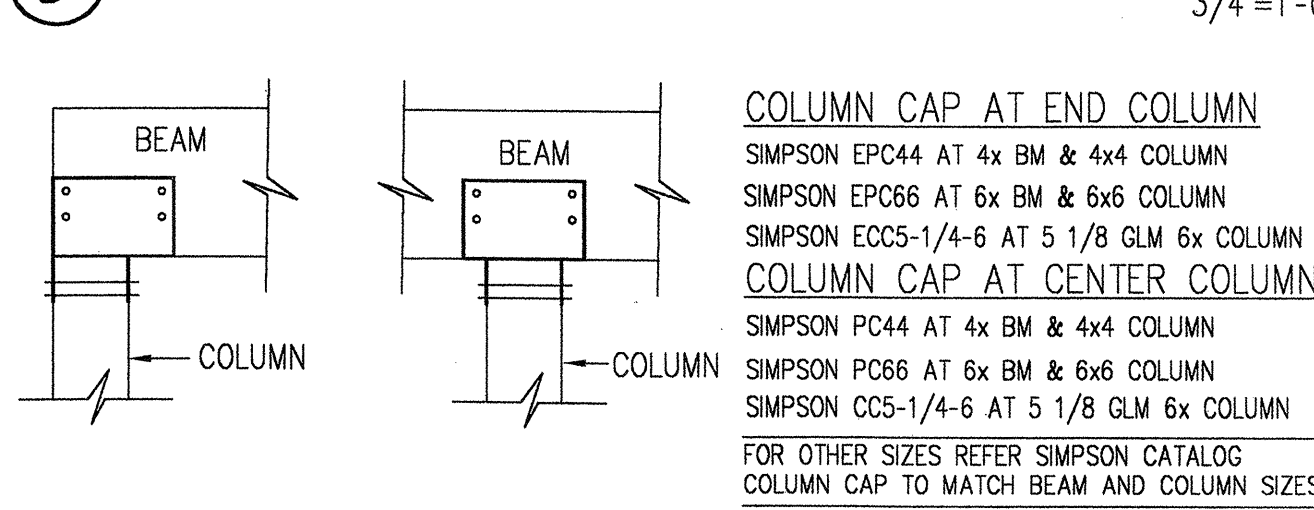
NOTES:
 (1) PROVIDE 2-2 X STUDS OR POST PER HOLDOWN SCHEDULE AT ENDS OF ALL SHEARWALLS

5 IPN / GLUE LAM CONNECTION (TYP)
 3/4" = 1'-0"



GLUED-LAMINATED BEAMS (GLM) SHALL BE DOUGLAS FIR, COMBINATION 24F-V4 SIMPLE SPAN BEAMS AND 24F-V8 AT CANTILEVERED OR CONTINUOUS BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: fb= 2400 PSI, fv= 190 PSI, fc (PERPENDICULAR) = 650 PSI, E= 1,800,000 PSI.

6 BEAM TO WOOD CONNECTION
 3/4" = 1'-0"

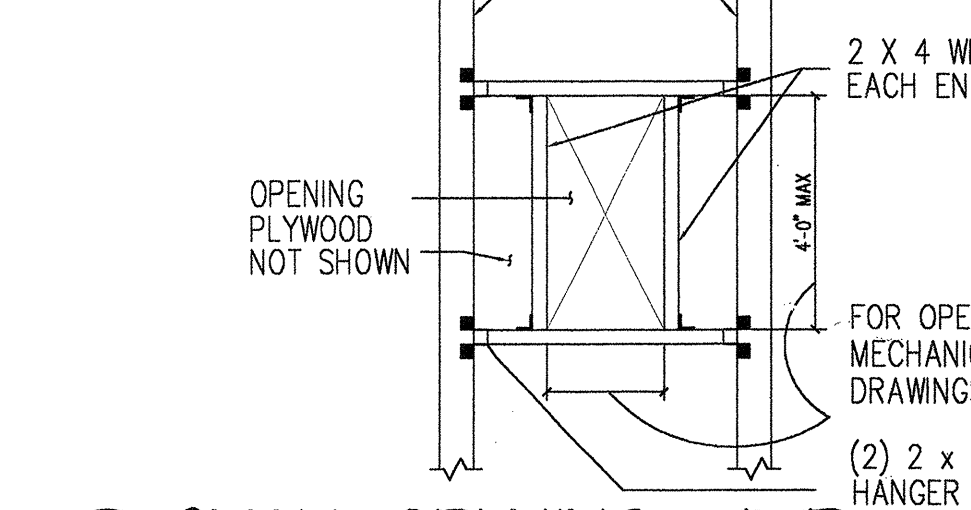


EXPOSED EXTERIOR NAILS AND HARDWARE SHALL BE GALVANIZED.

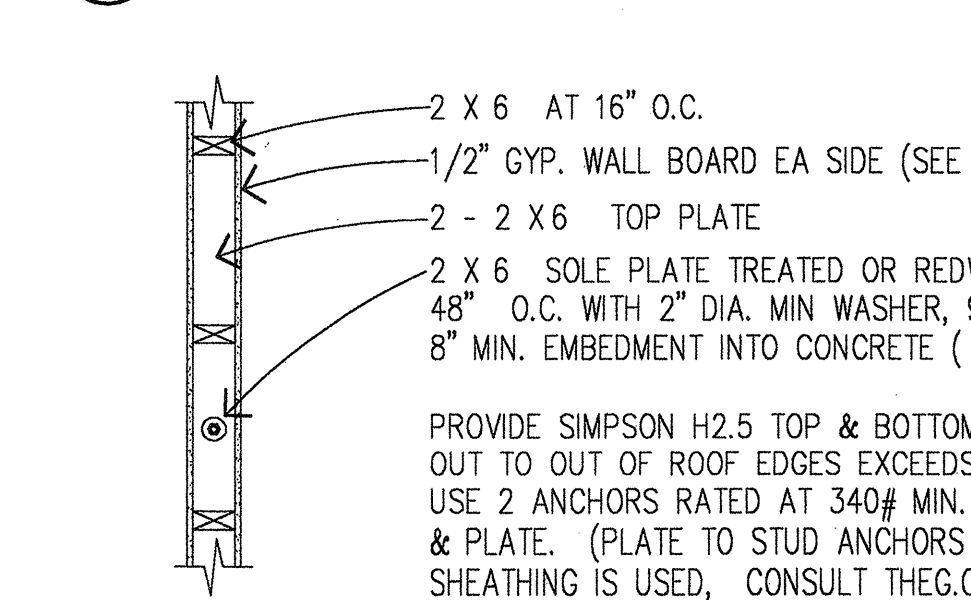
ROOF FRAMING PLAN
 1/4" = 1'-0"

ROOF MATERIAL
 BUILT-UP ROOF 2-15#, 1-30# FELT HOT MOPPED ON 1/2" OSB (OR EQUAL) & REFLEC ALUM PAINT
 WALL FINISH MATERIAL
 STUCCO - INSTALLED PER MANUF. SPECS

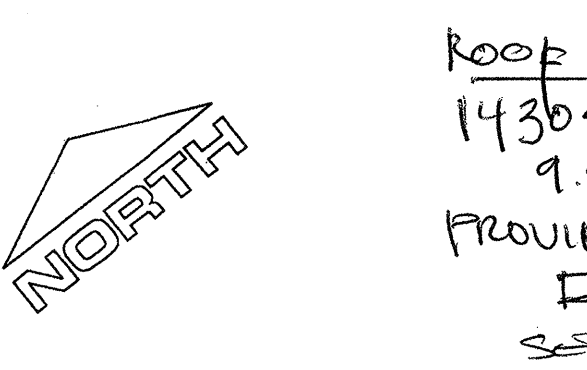
7 SMALL OPENING - TYP
 COORDINATE WITH MECHANICAL CONTRACTOR FOR EXHAUST FAN
 3/4" = 1'-0"



8 INTERIOR BEARING WALL
 IRC-2006 & LOCAL AMENDMENTS
 3/4" = 1'-0"

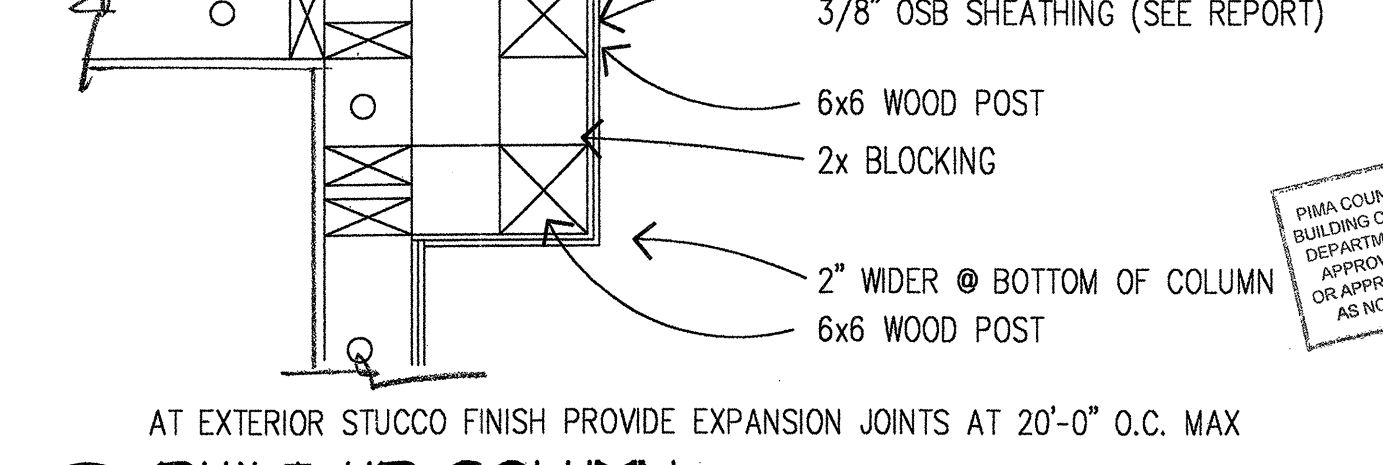


- KEYNOTES**
- WOOD HEADER (DF#2) SEE SCHEDULE
 - 2x6@16" O.C. (DF#2) EXTERIOR WALL
 - 1/2" OSB ROOF SHEATHING PER CODE
 - 2x6@16" O.C. (DF#2) INTERIOR BEARING WALL
 - 2x4@24" O.C. (DF#2) INTERIOR NON-BEARING WALL
 - 2x6@24" O.C. (DF#2) INTERIOR NON-BEARING WALL
 - 2 X 'S' BLOCKING FOR EXHAUST FAN (DF#2)
 - 6x8 WOOD BEAM (DF#2) CONNECTED TO IPN RAFTER (SEE TJI SPECIFICATIONS)
 - 4x4 WOOD POST (DF#2) WITH PC44 CONNECTION OR EQUAL SEE SIMPSON CATALOG
 - 2-2x6 WOOD POST (DF#2) BEARING POINT (ATTACHED FOR BEAM SUPPORT)
 - DOUBLE JOIST (RIM JOIST) PER PLANS
 - DOWNSPOUT/CANALE INSTALL PER MANUF. SPECS
 - ITT 11.78 JOIST HANGER BY SIMPSON OR EQUAL INSTALL PER MANUF. SPECS
 - 1/2" CDX PLYWOOD CRICKET - PER CODE
 - VENT (6"x12") 19 UNITS - INSTALL PER CODE
 - WOOD BOX (DF#2) W/ 2 X 'S' RAFTER - PER CODE W/ MID BLOCKING
 - DROPPED CEILING SEE ARCH. PLAN
 - CEILING MATERIAL 1/2" G.W.B. ANTI-SAGGING OR EQUAL
 - BATHROOM MATERIAL 1/2" CEMENT BOARD OR EQUAL PER CODE
 - 3/8" OSB WALL SHEATHING INSTALL PER CODE

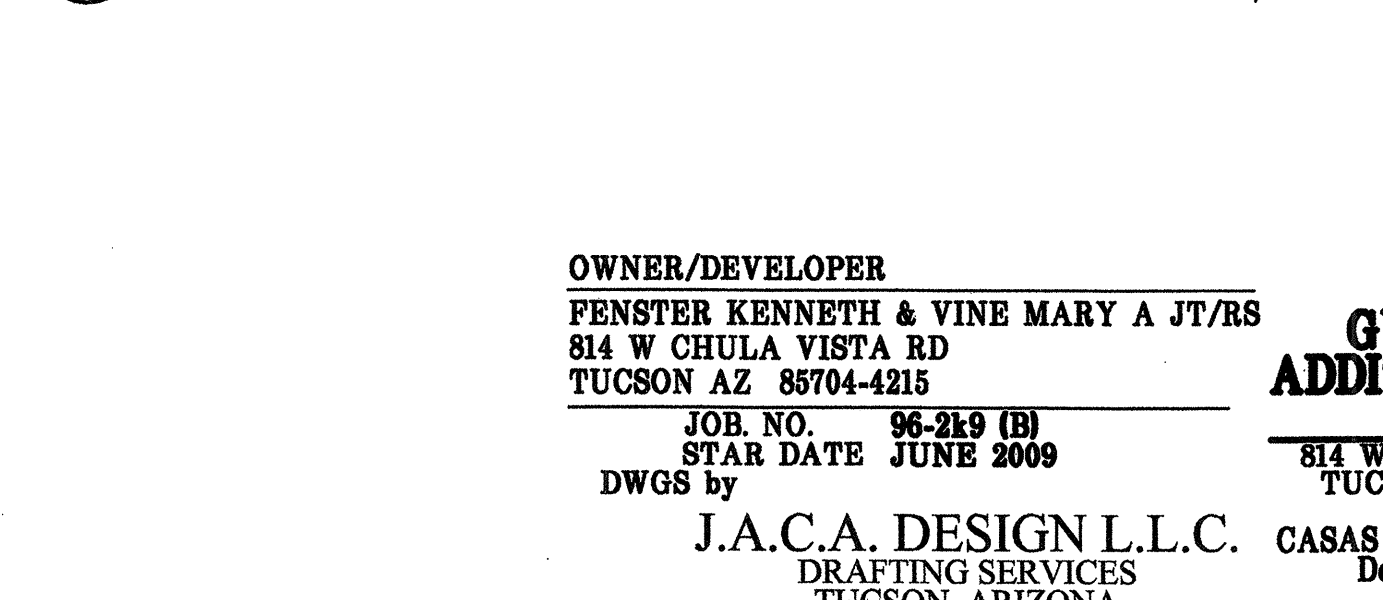


ROOF VENT AREA
 1430 SQ X 1/150 NET
 9.50 SQ FT
 PROVIDE 6"x12" (0.5)
 = 19 UNITS
 SEE KEYNOTE (15)

9 BUILT-UP COLUMN
 SEE FRAMING PLAN FOR SPECIFICATIONS
 3/4" = 1'-0"



10 EXTERIOR SHEAR WALL
 3/4" = 1'-0"



WOOD AND LUMBER PRODUCTS:
 ALL WOOD CONSTRUCTION SHALL CONFORM TO INTERNATIONAL RESIDENTIAL CODE 2006 DOUGLAS FIR LARCH N # 2
 ALL STRESS GRADE LUMBER SHALL COMPLY WITH THE APPROPRIATE SPECIFICATIONS AS PUBLISHED IN THE CURRENT EDITION OF THE W.C.L.A. MANUAL AND ALL PIECES OF LUMBER, IN PLACE, SHALL BEAR THE APPROVAL STAMP OF THE W.C.L.A.
 SPECIFICATIONS FOR LUMBER AND WOOD PRODUCTS:
 FRAMING LUMBER, S4S (2x4 - 4x16): SIMPSON STRONG-TIE

HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE PREDRILLED AT A SMALLER DIAM. THAN NAILS.

ROUGH HARDWARES:
 SOLID SAWN LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE COAST LUMBER INSPECTION BUREAU (NCLIB). ALL SOLID SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY. SOLID SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADES.
 USE: MATERIAL:
 2x4 STUDS AND BLOCKING: STUD GRADE OR BETTER DOUGLAS FIR OR HEM-FIR
 2x6 STUDS AND BLOCKING: STUD GRADE OR BETTER DOUGLAS FIR OR HEM-FIR
 JOISTS, TOP PLATES, AND BLOCKING: DOUGLAS FIR # 2
 4x BEAMS AND POSTS: DOUGLAS FIR # 2
 6x BEAMS AND POSTS: DOUGLAS FIR # 2
 ALL STRUCTURAL FRAMING AND CONNECTIONS SHALL BE PER IRC-2006. SPECIFIED HARDWARE SHALL BE SIMPSON STRONG-TIE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

ALL WALLS NOT SOLIDLY SHEATHED OR CONTAINING SHEAR PANELS SHALL HAVE A 1x6 DIAGONAL LET-IN OR APPROVED STEEL "X" BRACE AT THE ENDS AND AT NOT MORE THAN 25' ON CENTER. BRACE SHALL EXTEND FROM BOTTOM OF LOWEST PLATE TO TOP OF UPPER PLATE.

UNLESS SHOWN OTHERWISE ON THE PLANS, PROVIDE THE FOLLOWING TRIMMERS ON BEAMS.

- SINGLE TRIMMER FOR ALL 4x8 AND SMALLER BEAMS AND HEADERS.
- DOUBLE TRIMMERS FOR ALL 4x12 AND SMALLER BEAMS AND HEADERS.
- TRIPLE TRIMMERS FOR ALL BEAMS AND HEADERS.

PROVIDE DOUBLE STUDS (MIN.) ALL GIRDER TRUSSES, BEAMS, AND HEADERS, (J.N.O.)

PIMA COUNTY BUILDING CODE DEPARTMENT APPROVED OR APPROVED AS NOTED

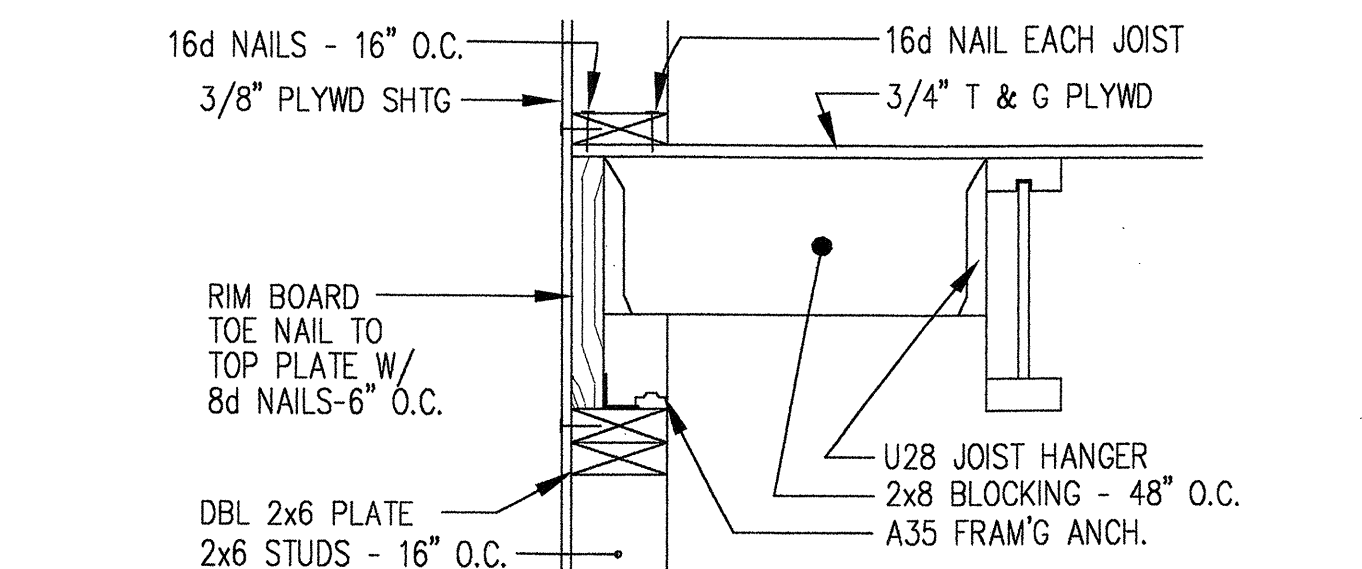
DRAWING INDEX:

| | |
|------|-----------------|
| S-01 | SITE PLAN |
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| A-03 | FRAMING PLAN |
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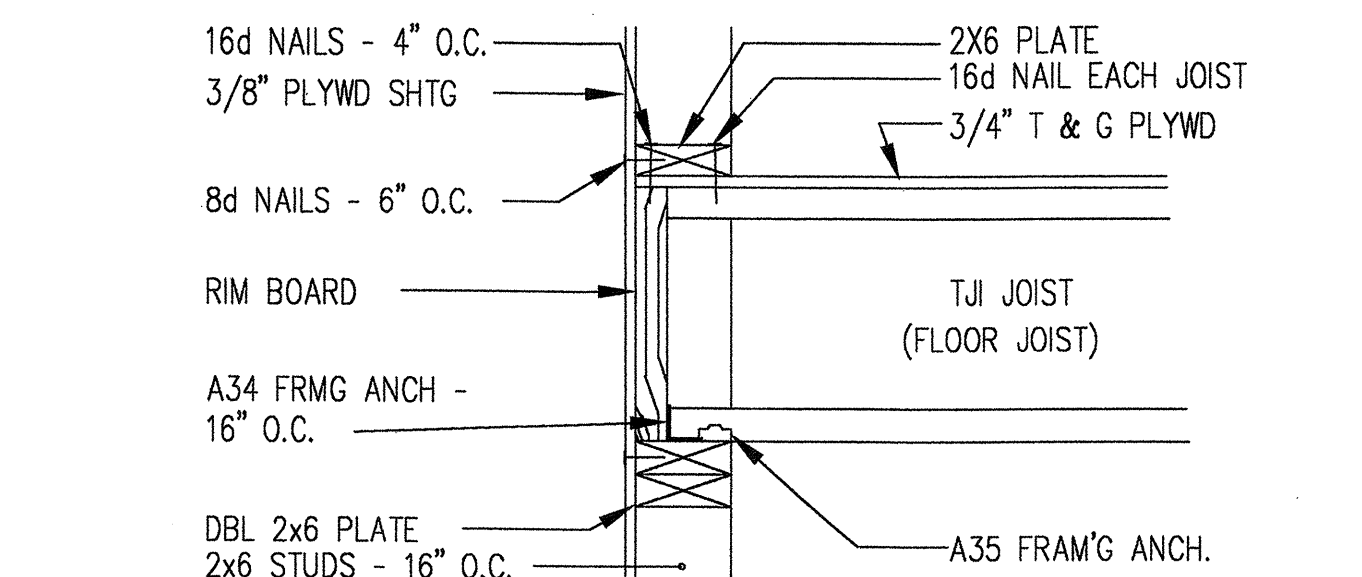
OWNER/DEVELOPER
 FENSTER KENNETH & VINE MARY A JT/RS
 814 W CHULA VISTA RD
 TUCSON AZ 85704-4215
JOB NO. 96-219 (B)
STAR DATE JUNE 2009
 DWGS by
J.A.C.A. DESIGN L.L.C.
 DRAFTING SERVICES
 TUCSON, ARIZONA
 www.jacacadesignllc.com
 CELL (520) 808-4052 - FAX (520) 616-0200
 POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

PROJECT:
 GUEST QUARTER ADDITION TO EXISTING RESIDENCE
 814 WEST CHULA VISTA ROAD
 TUCSON, ARIZONA 85704
 Permit 102-04-0920
 CASAS ADOBES ESTATES LOT 448
 Docket 11478, Page 3219
 Book 19, Page 76
 Township 13S, Range 13E, Section 36E
 SHEET NO. **A-3**
 OF 38 SHEETS

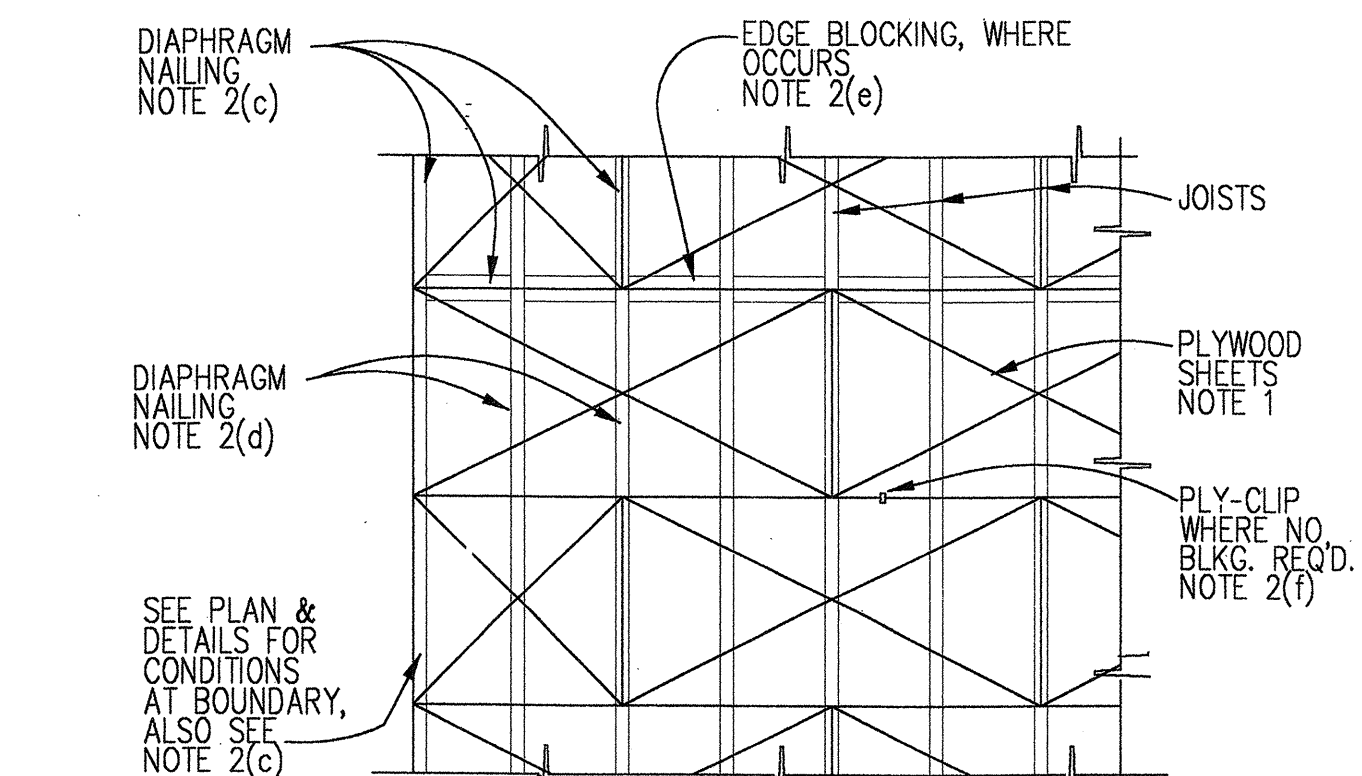
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1 TYP NAILER
IRC-2006 - INSTALL PER MANUFACTURE SPECS
3/4" = 1'-0"

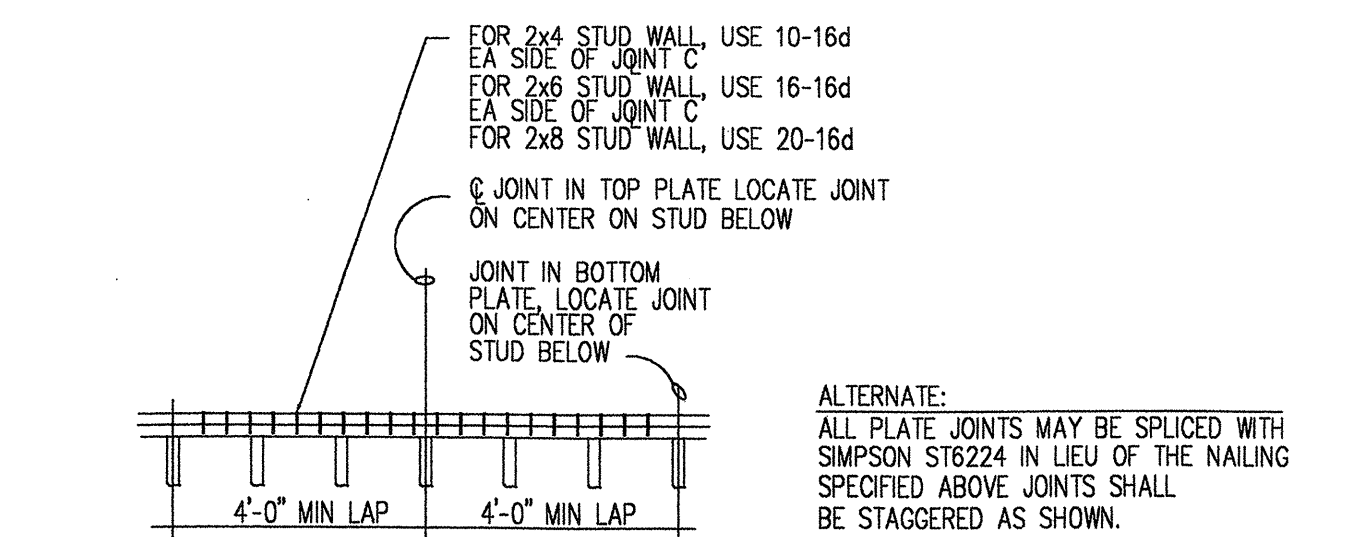


2 TYP LEDGIER
IRC-2006 - INSTALL PER MANUFACTURE SPECS
3/4" = 1'-0"

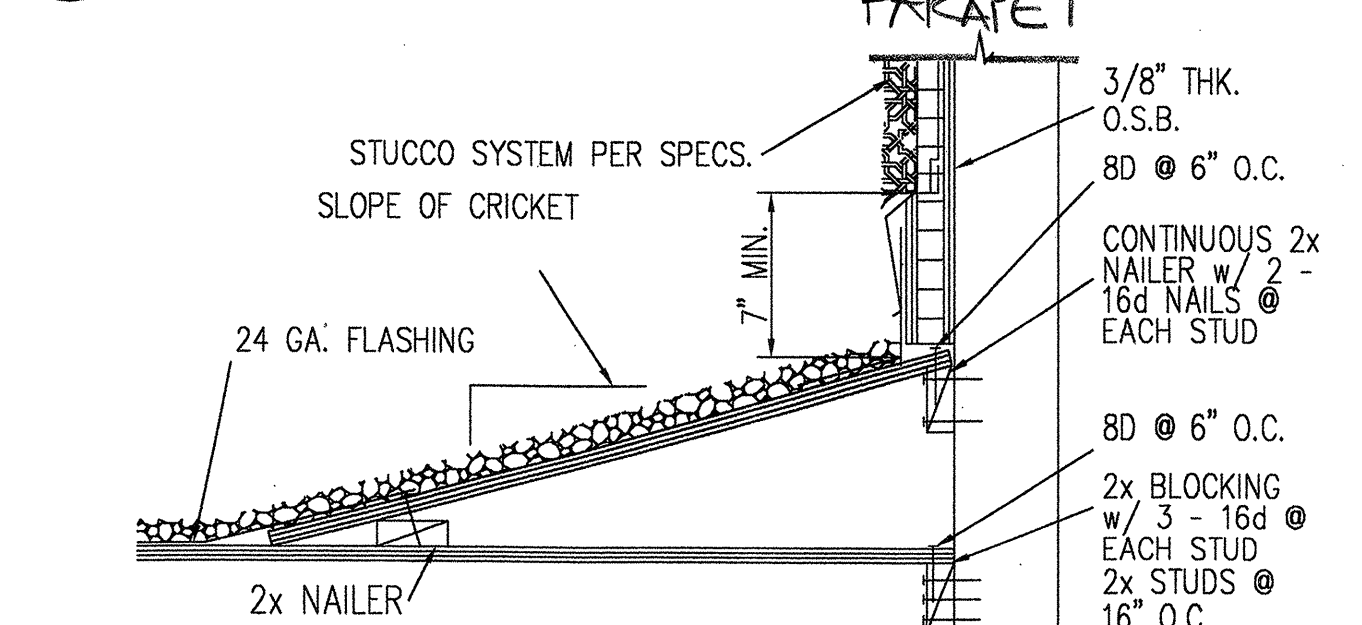


- NOTES:
SEE PLAN FOR PLYWOOD NAILING DATA. UNLESS NOTED OTHERWISE ON THE PLAN, USE THE FOLLOWING:
- PLYWOOD
 - (a) 1/2" APA STRUCTURAL I EXPOSURE 1 PANEL INDEX 32/16 MIN.
 - (b) STAGGER SHEETS AS SHOWN.
 - (c) RUN FACE GRAIN PERPENDICULAR TO SUPPORTS.
 - (d) MINIMUM SHEET SIZE SHALL BE 2'-0"x4'-0".
 - (e) USE COMMON NAILS, EQUIVALENT SPECIAL FASTENERS
 - (b) MINIMUM EDGE DISTANCE SHALL BE 3/8", AND NAILS SHALL NOT BE OVERDRIVEN THRU OUTER PLY. STAGGER NAILS AT ADJACENT PLYWOOD SHEET.
 - (c) SHEET EDGES: 10d AT 6" O.C. ROOF BOUNDARIES: 10d AT 6" O.C. EDGES OF OPENINGS: 10d AT 6" O.C.
 - (d) INTERMEDIATE: 10d AT 12" O.C.
 - (e) BLOCK ALL EDGES WITH 2x4 FLAT, WHERE NOTED ON PLANS OR DETAILS.
 - (f) WHERE EDGE BLOCKING IS NOT REQUIRED, PROVIDE PLY-CLIP AT THE CENTER OF EACH SPAN.

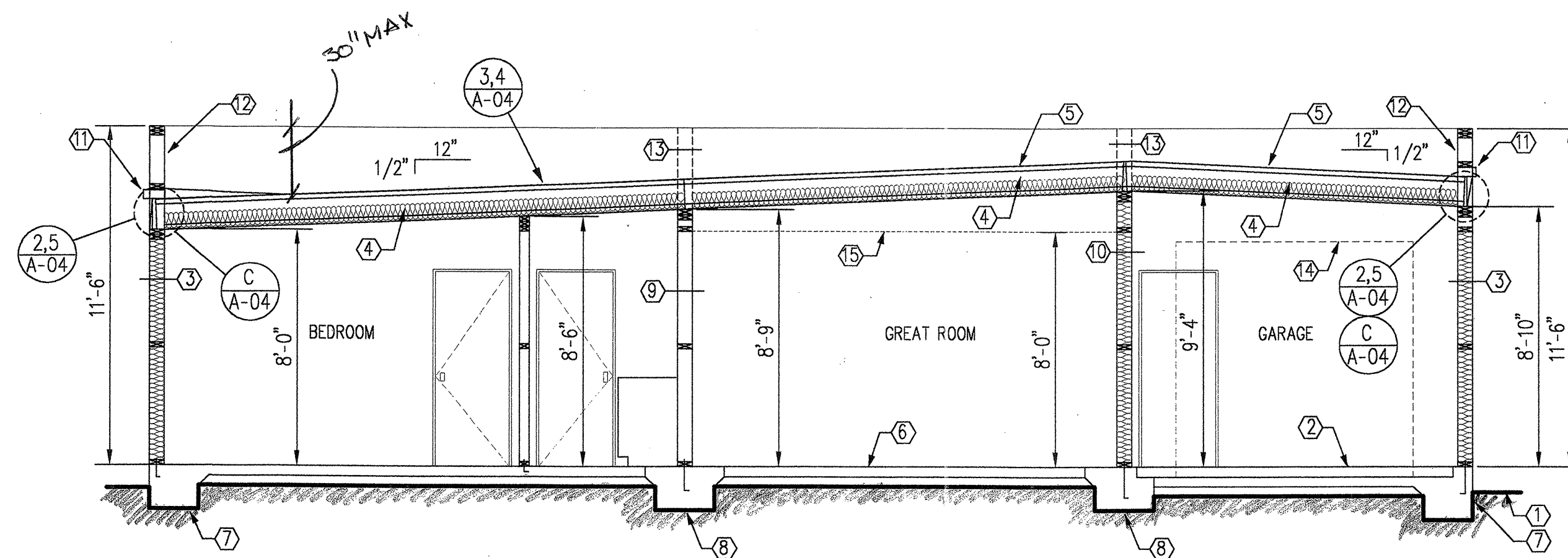
3 TYP. HORIZ. ROOF SHEATHING
3/4" = 1'-0"



4 TYPICAL NAILED TO TOP PLATE SPLICE
3/4" = 1'-0"

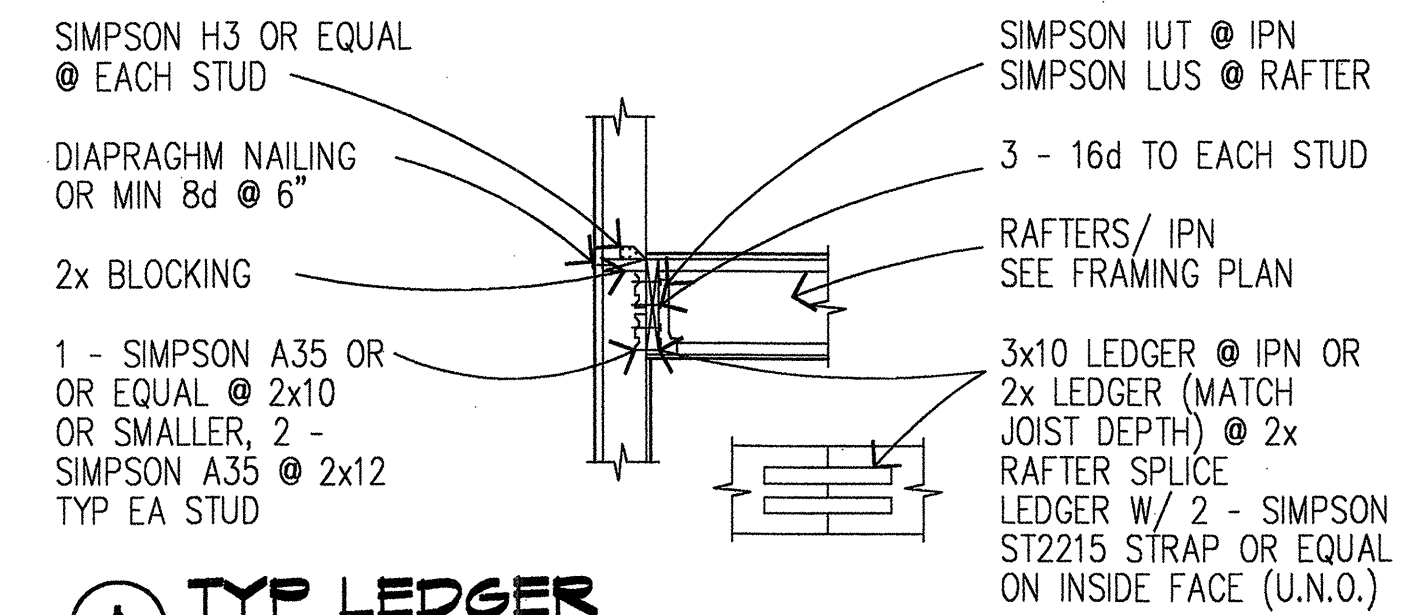


5 TYPICAL CRICKET DETAIL
IRC-2006 - INSTALL PER MANUFACTURER SPECS
3/4" = 1'-0"

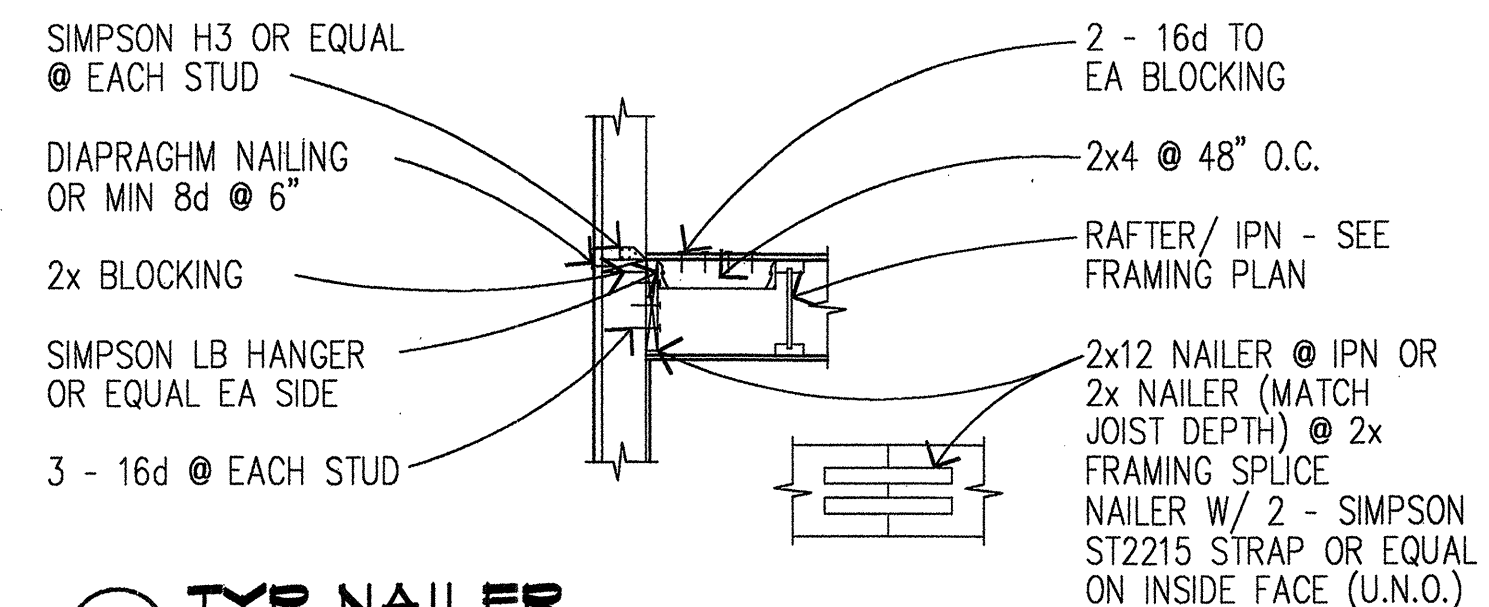


SECTION "A"
1/4" = 1'-0"
THIS PROJECT WILL COMPLY WITH IRC-2006 & LOCAL AMENDMENTS

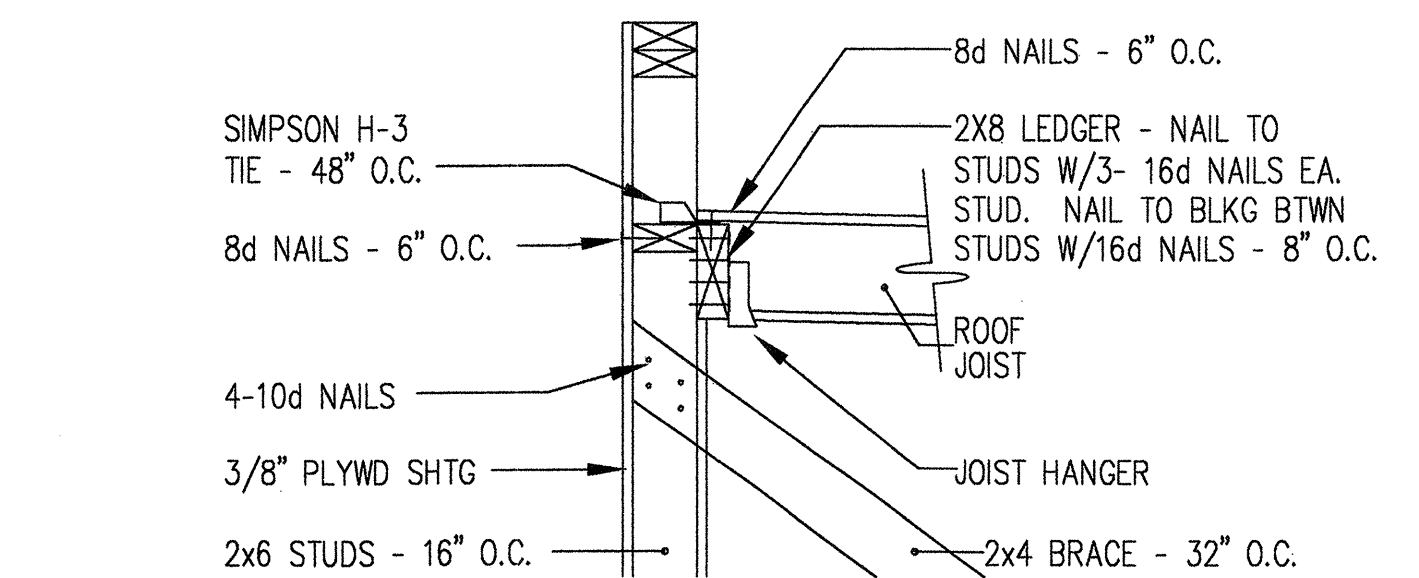
- KEYNOTES**
- FINISH GRADE
 - FINISH FLOOR ELEVATION FFE: 0.00
 - 6" WIDE EXTERIOR WALL W/ R-19 BATT INSULATION
 - 11-7/8" IPN @ 24" O.C. W/ R-30 BATT INSULATION
 - BUILT UP ROOF COATING INSTALL PER MANUF. SPES
 - 4" THICK CONC. SLAB ON 4" ABC - 95% COMPACTION SEE FOUNDATION PLAN
 - FOOTING 20" W X 12" DEEP CONC SEE FOUNDATION PLAN
 - FOOTING (INTERIOR BEAR'G WALL) 24" W X 12" DEEP CONC SEE FOUNDATION PLAN
 - BEARING WALL 6" WIDE BEARING WALL SEE FRAMING PLAN
 - BEARING WALL 6" WIDE BEARING WALL R-19 BATT INSULATION SEE FRAMING PLAN
 - DOWNSPOUT SEE FRAMING PLAN
 - PARAPET AREA SEE FRAMING PLAN
 - PONY WALL IN SOME AREA SEE FRAMING PLAN
 - GARAGE DOOR PROJECTION SEE FLOOR PLAN
 - PATIO AREA PROJECTION SEE FLOOR PLAN



A TYP LEDGER
IRC-2006 - INSTALL PER MANUFACTURE SPECS
3/4" = 1'-0"



B TYP NAILER
IRC-2006 - INSTALL PER MANUFACTURE SPECS
3/4" = 1'-0"



C BEARING LEDGER CONNECTION
IRC-2006 - INSTALL PER MANUFACTURE SPECS
3/4" = 1'-0"

APPROVED FOR CONSTRUCTION TO BE A PERMIT FOR OR AN REVISION OF. ANY VARIATION FROM COUNTY BUILDING CODE. JACA DESIGN L.L.C. TUCSON, ARIZONA

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CASAS ADOBES ESTATES LOT 448
Docket # 11478, Page # 3219
Block # 78
Township 18S, Range 18E, Section SHEET NO. A-4 SH.

INCLUSIVE HOMES DESIGN ORDINANCE - PIMA COUNTY

EXTERIOR ACCESSIBLE ROUTE

THERE SHALL BE AT LEAST ONE EXTERIOR ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE. THIS ROUTE MAY ORIGINATE FROM THE CARPORT, DRIVEWAY, OR PUBLIC STREET OR SIDEWALK. THE SLOPE OF THIS ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE SHALL NOT EXCEED ONE-FOOT VERTICAL RISE PER TWENTY FEET HORIZONTAL DISTANCE (1:20), UNLESS A RAMP IS CONSTRUCTED COMPLYING WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE; (RAMPS MAY HAVE A GRADE)

ACCESSIBLE ENTRANCE

THERE SHALL BE AT LEAST ONE NO-STEP, ACCESSIBLE ENTRANCE TO THE HOME. THIS ENTRANCE MAY BE AT THE FRONT, BACK, SIDE, GARAGE, OR CARPORT OF THE HOME, BUT MAY NOT BE THROUGH A BEDROOM. THE DOOR OF THIS ENTRANCE SHALL BE 32" WIDE MINIMUM AND SHALL MEET THE DOOR HARDWARE REQUIREMENTS DESCRIBED IN THIS PAMPHLET.

INTERIOR ACCESSIBLE ROUTE

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS, WHICH ARE A PART OF THE ACCESSIBLE FLOOR OF THE HOME. EXCEPTIONS TO THE INTERIOR ACCESSIBLE ROUTE PROVISION INCLUDE A RAISED OR SUNKEN PORTION OF A LIVING, DINING, OR SLEEPING ROOM. THIS ROUTE SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR SIMILAR SPACES. AS PER EXISTING CODE, THIS ROUTE IS REQUIRED TO BE 36" W. MIN

BATHROOM WALL REINFORCEMENT

IN BATHROOMS ON THE ACCESSIBLE ROUTE, REINFORCEMENT SHALL BE INSTALLED TO ALLOW THE FUTURE INSTALLATION OF GRAB BARS ON WALLS ADJACENT TO THE TUB AND TOILET. IN ADDITION, REINFORCEMENT SHALL BE INSTALLED IN SHOWER COMPARTMENTS FOR FUTURE INSTALLATION OF GRAB BARS. THIS REINFORCEMENT SHALL BE INSTALLED FLUSH WITH THE STUDS AND AT THE FOLLOWING LOCATIONS:

TOILET: 33" - 36" ABOVE THE FLOOR ON ALL ADJACENT WALLS. HORIZONTAL LENGTH OF REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW A 42" GRAB BAR AND 24" REAR GRAB BAR. NOTE: NOTHING IN THE ORDINANCE REQUIRES THAT THE TOILET BE PLACED BY A SIDEWALL.

TUB : HORIZONTAL LENGTH REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW FOR

A) BACK WALL: TWO BACKING REINFORCEMENTS, ONE BACKING REINFORCEMENT HORIZONTAL POSITION 33" MINIMUM AND 36" MAXIMUM ABOVE THE FLOOR, AND ONE BACKING REINFORCEMENT 9" ABOVE THE RIM OF THE BATHTUB. EACH BACKING REINFORCEMENT SHALL BE 24" LONG MINIMUM AND SHALL BE 24" MAXIMUM FROM THE HEAD END WALL AND 12" MAXIMUM FROM THE FOOT END WALL.

B) FOOT END WALL: ONE BACKING REINFORCEMENT 24" LONG MINIMUM ON THE FOOT END WALL AT

C) HEAD END WALL: ONE BACKING REINFORCEMENT 12" LONG MINIMUM ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

D) SHOWER COMPARTMENTS SHALL HAVE BACKING ON A MINIMUM OF TWO WALLS, NOT TO INCLUDE

ALL WALL REINFORCEMENTS SHALL BE CAPABLE OF RESISTING SHEAR AND BENDING FORCES OF A MINIMUM OF 250 POUNDS. REINFORCEMENT IS NOT REQUIRED AT THE LOCATION OF VANITIES, LINEN CLOSETS, AND PRE-MOLDED SHOWER/TUB SURROUNDS, OR IN A ROOM CONTAINING ONLY A SINK AND A TOILET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY SINK OR TOILET ON THE ACCESSIBLE FLOOR OF THE HOME.

THRESHOLDS

THRESHOLDS AT THE ACCESSIBLE ENTRANCE AND ALONG ACCESSIBLE ROUTES MAY BE 1/2 INCH HIGH MAXIMUM. CHANGES IN LEVEL WHICH EXCEED 1/4 INCH HIGH, SHALL BE BEVELED, WITH A SLOPE NOT STEEPER THAN ONE INCH RISE TO 2 INCH RUN (1:2).

INTERIOR DOORS

DOORWAYS ON THE ACCESSIBLE ROUTE SHALL HAVE A CLEAR OPENING OF 30 INCHES WIDE MINIMUM. A 32" (2'-8") WIDE DOOR SATISFIES THESE REQUIREMENTS. THIS DOOR SHALL CONTAIN HARDWARE MEETING THE DOOR HARDWARE REQUIREMENTS DESCRIBED IN THIS PAMPHLET.

DOOR HARDWARE

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER HARDWARE SATISFIES THE REQUIREMENTS OF THIS PROVISION.

ELECTRICAL

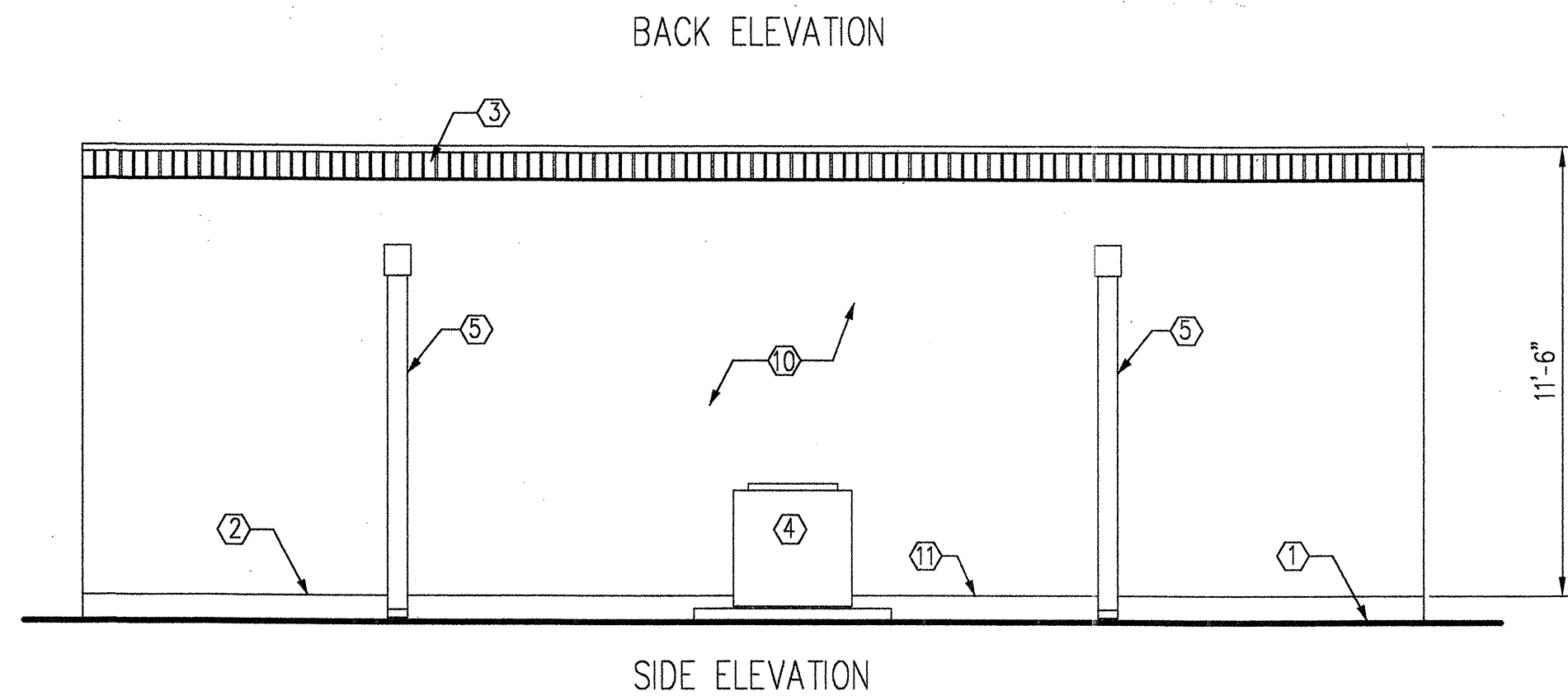
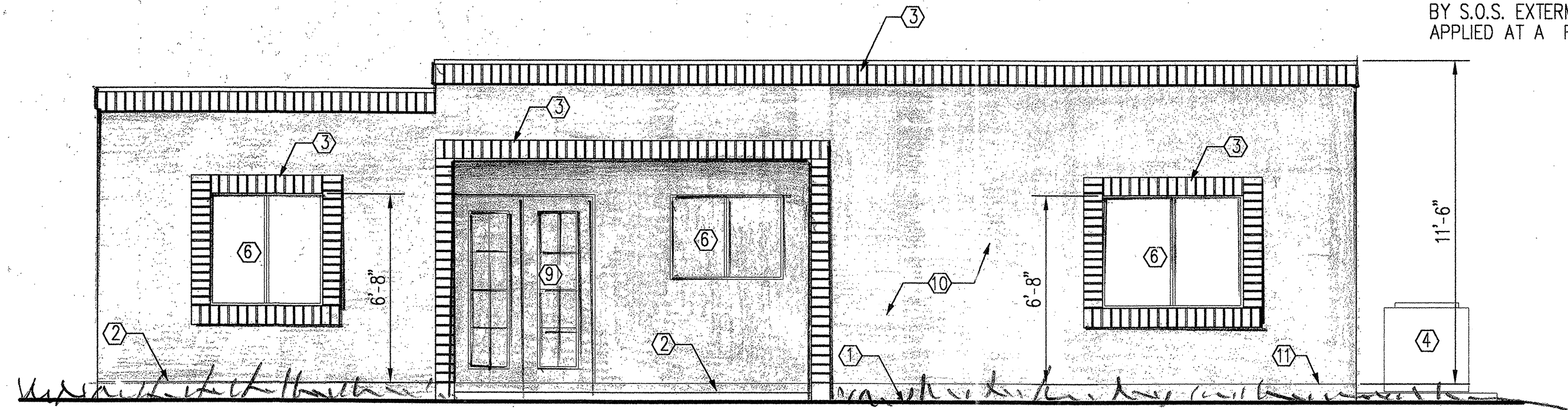
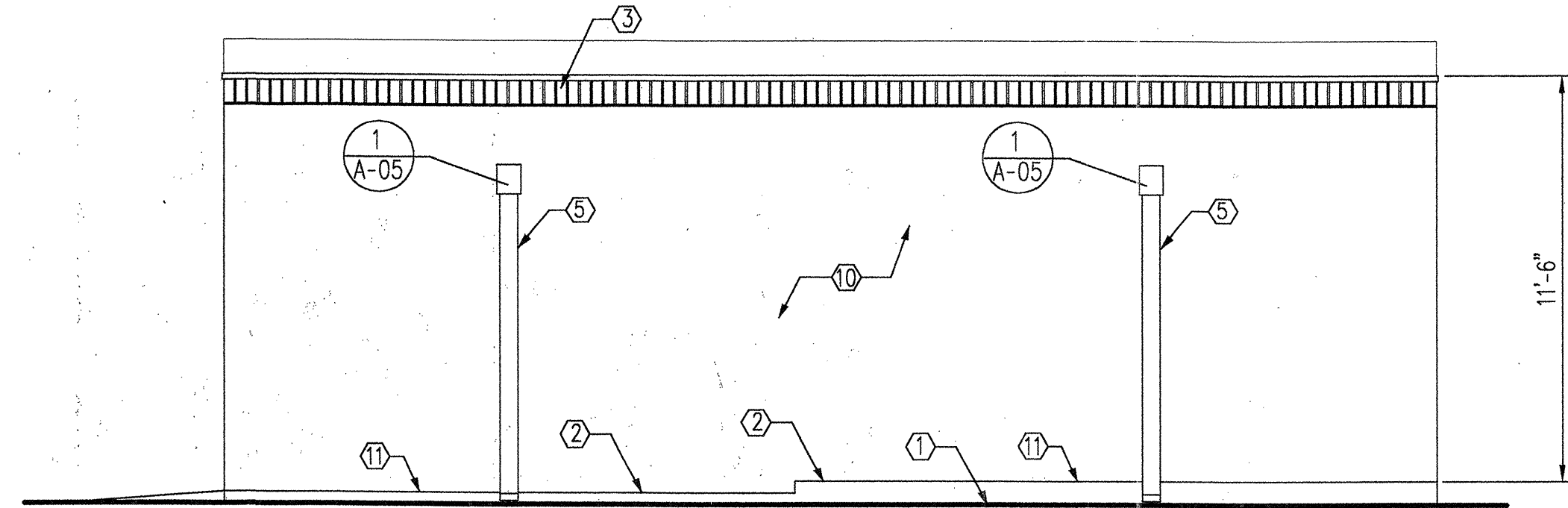
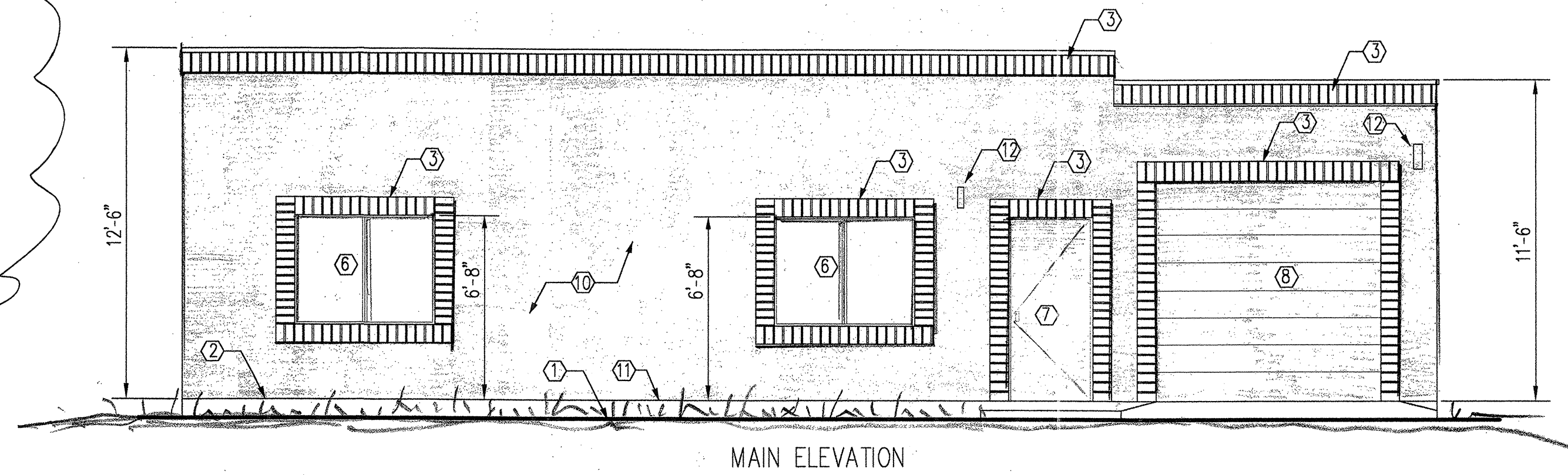
All light controls shall be placed no higher than 48", on center, above the floor.

Where practical, all electrical receptacles shall be placed no lower than 15", on center, above the floor. All thermostats shall be placed no higher than 48" on center, above the floor.

The exceptions to these provisions are as follows:

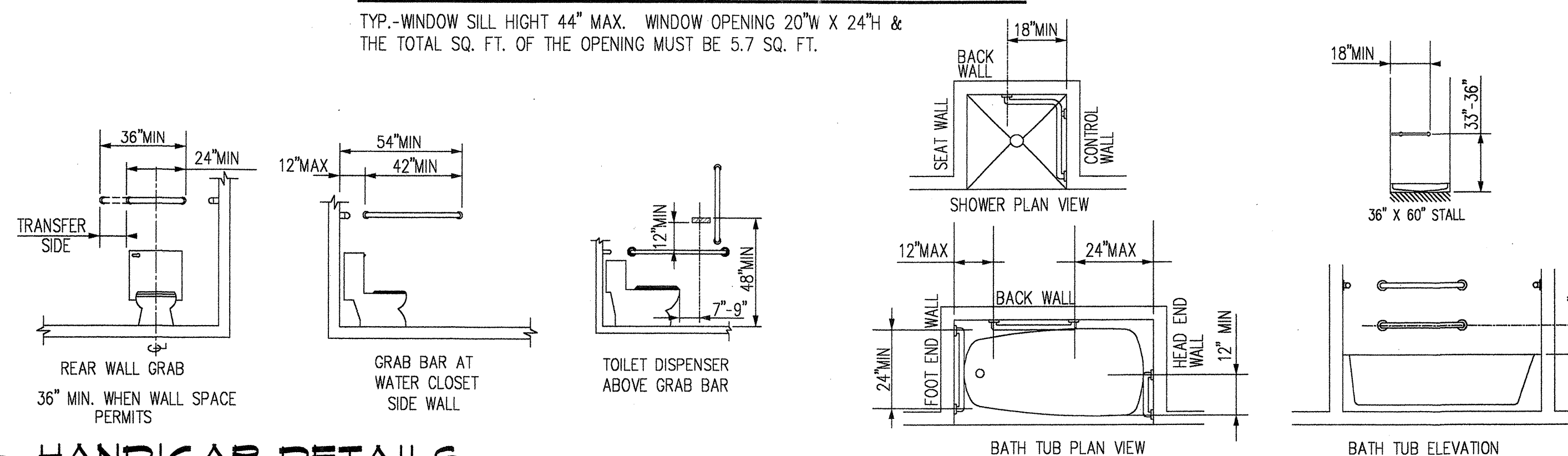
1. Electrical receptacles serving a dedicated use.
2. Appliance mounted controls or switches.
3. A single outlet where all of the following conditions are met.

NOTE: I.H.D. Not Required by Pima Co. for Guest Homes



ELEVATIONS

1/4" = 1'-0"
TYP. WINDOW SILL HEIGHT 44" MAX. WINDOW OPENING 20"W x 24"H & THE TOTAL SQ. FT. OF THE OPENING MUST BE 5.7 SQ. FT.



HANDICAP DETAILS

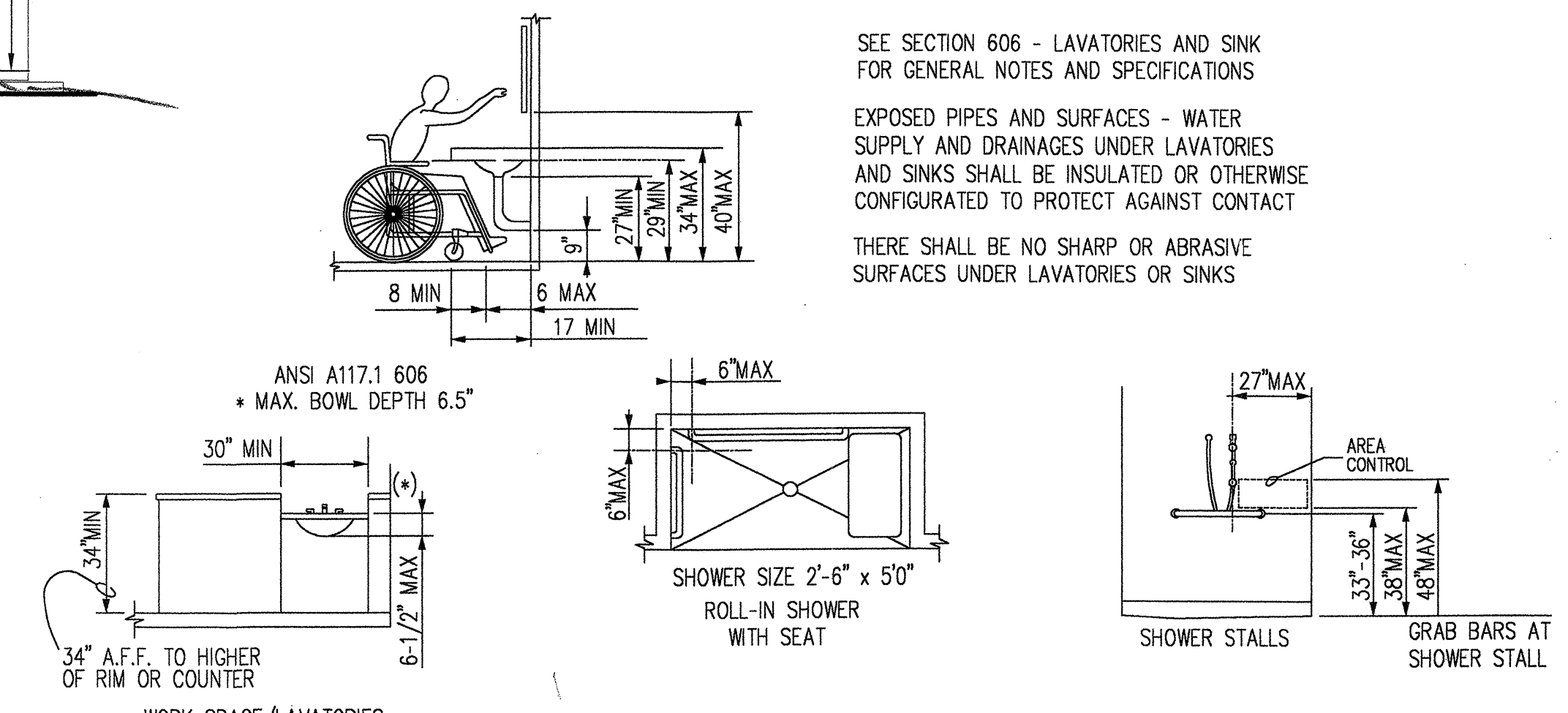
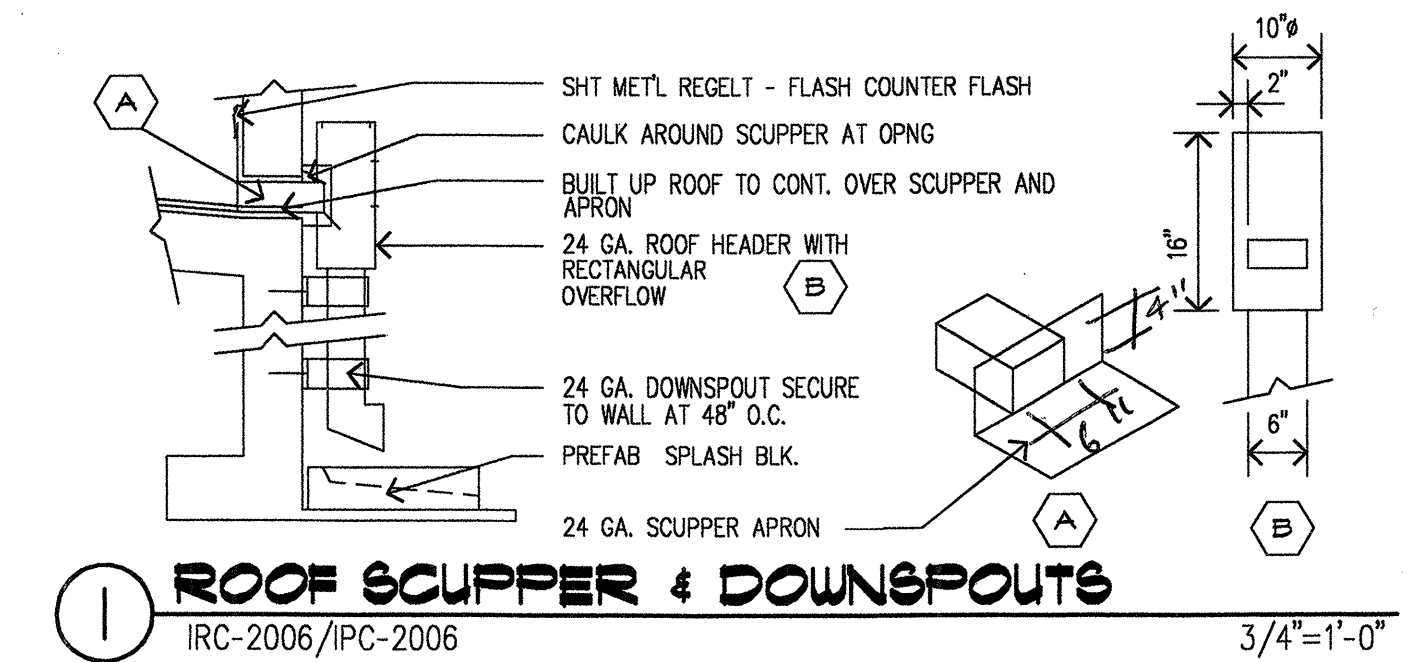
KEYNOTES

- ① FINISH GRADE
- ② FINISH FLOOR ELEVATION FFE: 0.00 SEE FLOOR PLAN
- ③ VENER BRICK MATCH EXISTING RESIDENCE
- ④ COMPRESSOR UNIT (OUTDOOR) W/ CONC. SLAB
- ⑤ DOWNSPOUTS INSTALL PER CODE MATCH EXISTING UNIT AT MAIN HOUSE
- ⑥ WINDOWS DOUBLE PANE (LOW-E) SEE FLOOR PLAN
- ⑦ DOOR-MAIN CUSTOM (SOLID) SEE FLOOR PLAN
- ⑧ DOOR-OVERHEAD CUSTOM (GARAGE) SEE FLOOR PLAN
- ⑨ DOOR-FRENCH CUSTOM SEE FLOOR PLAN
- ⑩ STUCCO MATCH EXISTING MAIN RESID. COLOR AND QUALITY
- ⑪ WEEP CREED/PARGE PER CODE
- ⑫ OUTDOOR LIGHT COORDINATE WITH ELECT CONTRACTOR - LIGHT FIXTURE TO MATCH EXISTING OUTDOOR FIXTURE (SEE F.C.O.)

Provide Brick Ties and/or INSTALL PER MANUF. SPEC

SPECIALTIES

UNLESS BY APPROVED EXCEPTION, ALL SOIL BELOW CONCRETE SLABS TO BE TREATED FOR TERMITE CONTROL USING THE PRODUCT "DURSBAN TC" BY S.O.S. EXTERMINATOR, INC. 480-781-9660 APPLIED AT A RATE OF 0.75% TO 1.0%.



SEE SECTION 606 - LAVATORIES AND SINK FOR GENERAL NOTES AND SPECIFICATIONS

EXPOSED PIPES AND SURFACES - WATER SUPPLY AND DRAINAGES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT

THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS

PIMA COUNTY BUILDING CODE APPROVED OR APPROVED AS NOTED

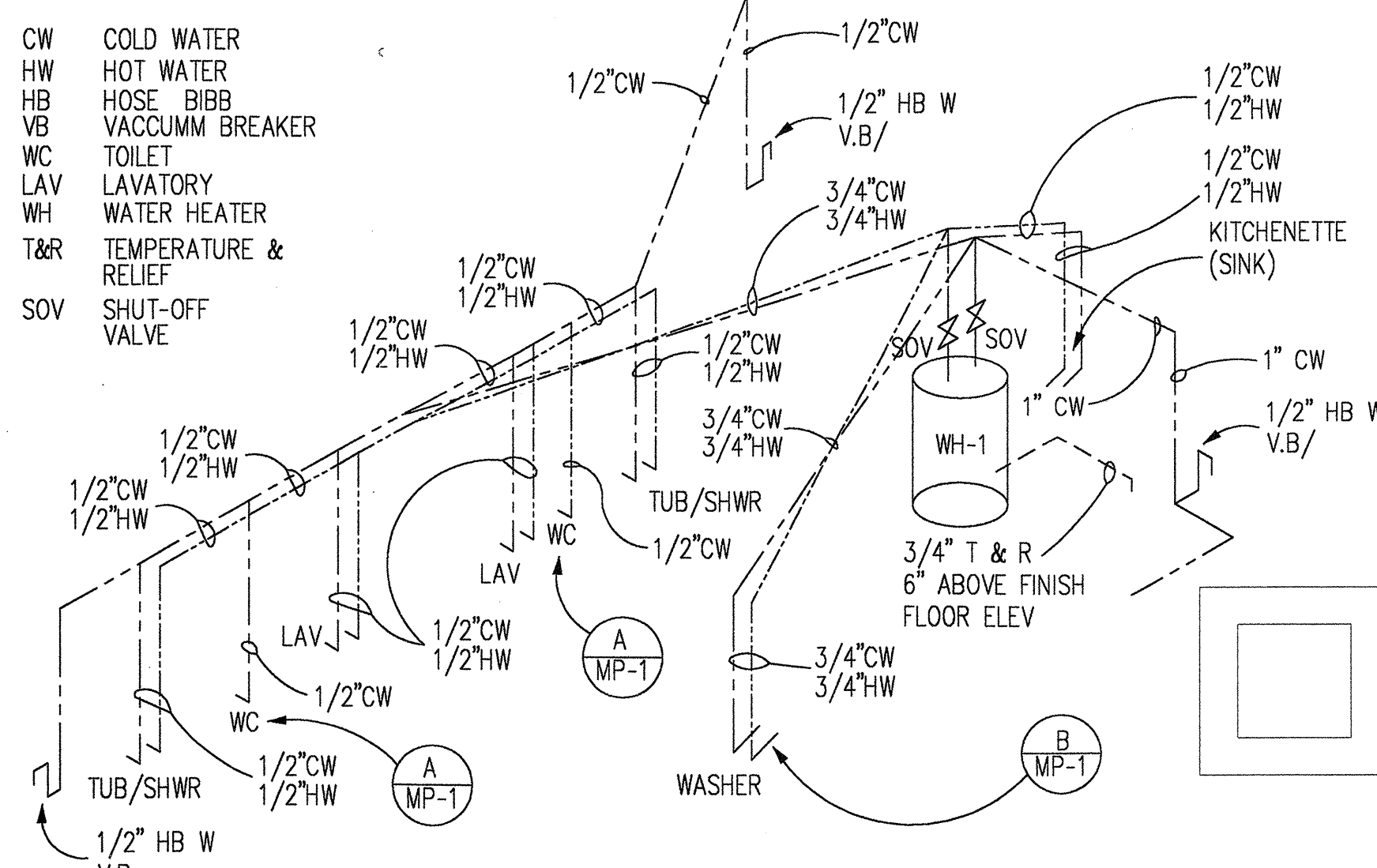
OWNER/DEVELOPER
FENSTER KENNETH & VINE MARY A JT/RS
814 W CHULA VISTA RD
TUCSON AZ 85704-4215
JOB NO. 96-219 (B)
STAR DATE JUNE 2009
DWGS by J.A.C.A. DESIGN L.L.C.
DRAFTING SERVICES
TUCSON, ARIZONA
CELL(520) 808-4052 - FAX (520) 616-0200
POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

DRAWING INDEX:
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Docket 11478, Page 3219
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Township 18S, Range 18E, Section 18E
SHEET NO. **A-5** OF 58

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WH-1
SEE PLUMBING PLAN
INSTALL PER MANUFACTURER
SPECIFICATIONS

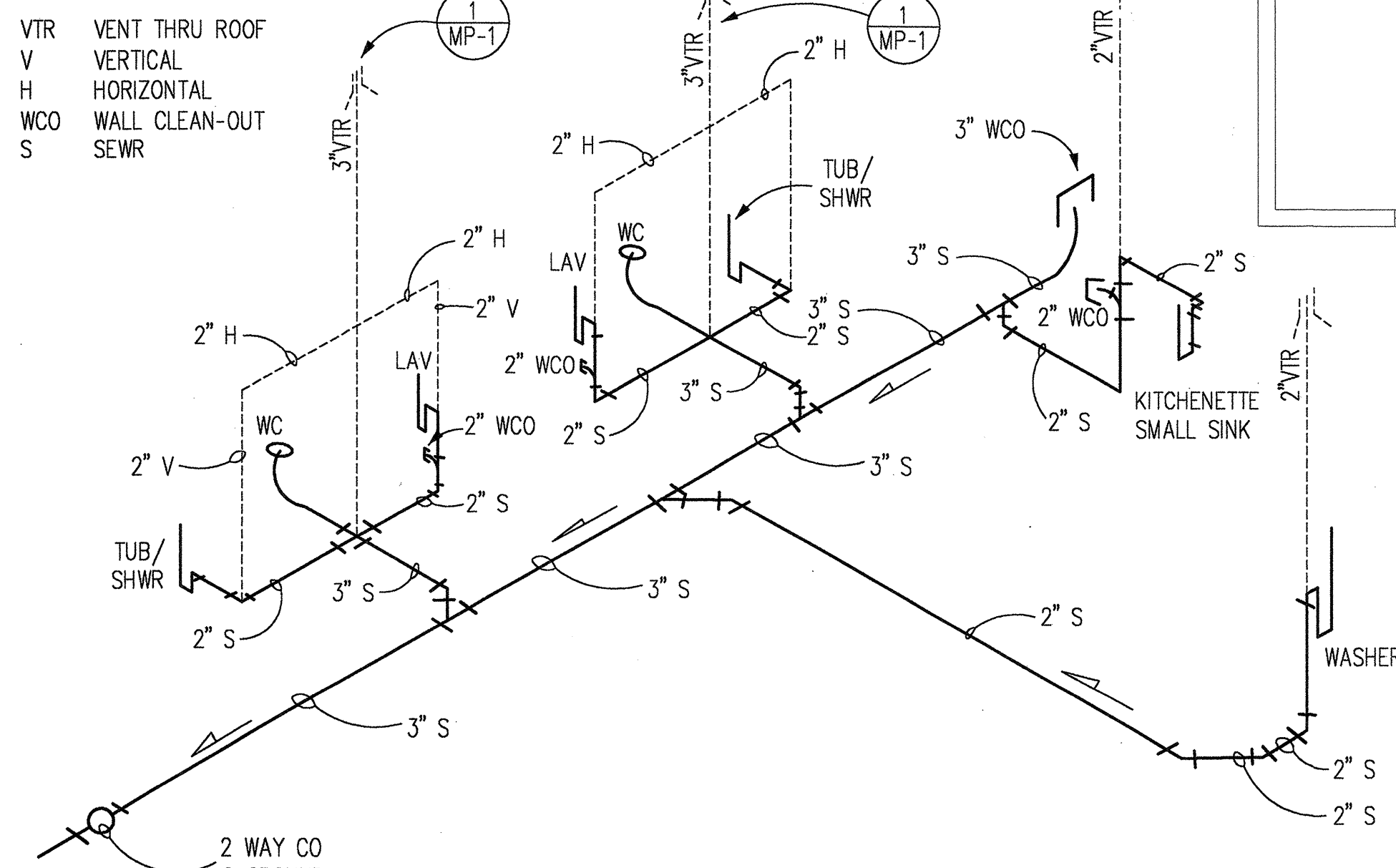
CW COLD WATER
HW HOT WATER
HB HOSE BIBB
VB VACUUM BREAKER
WC TOILET
LAV LAVATORY
WH WATER HEATER
T&R TEMPERATURE & RELIEF VALVE
SOV SHUT-OFF VALVE



A ISOMETRIC-WATER

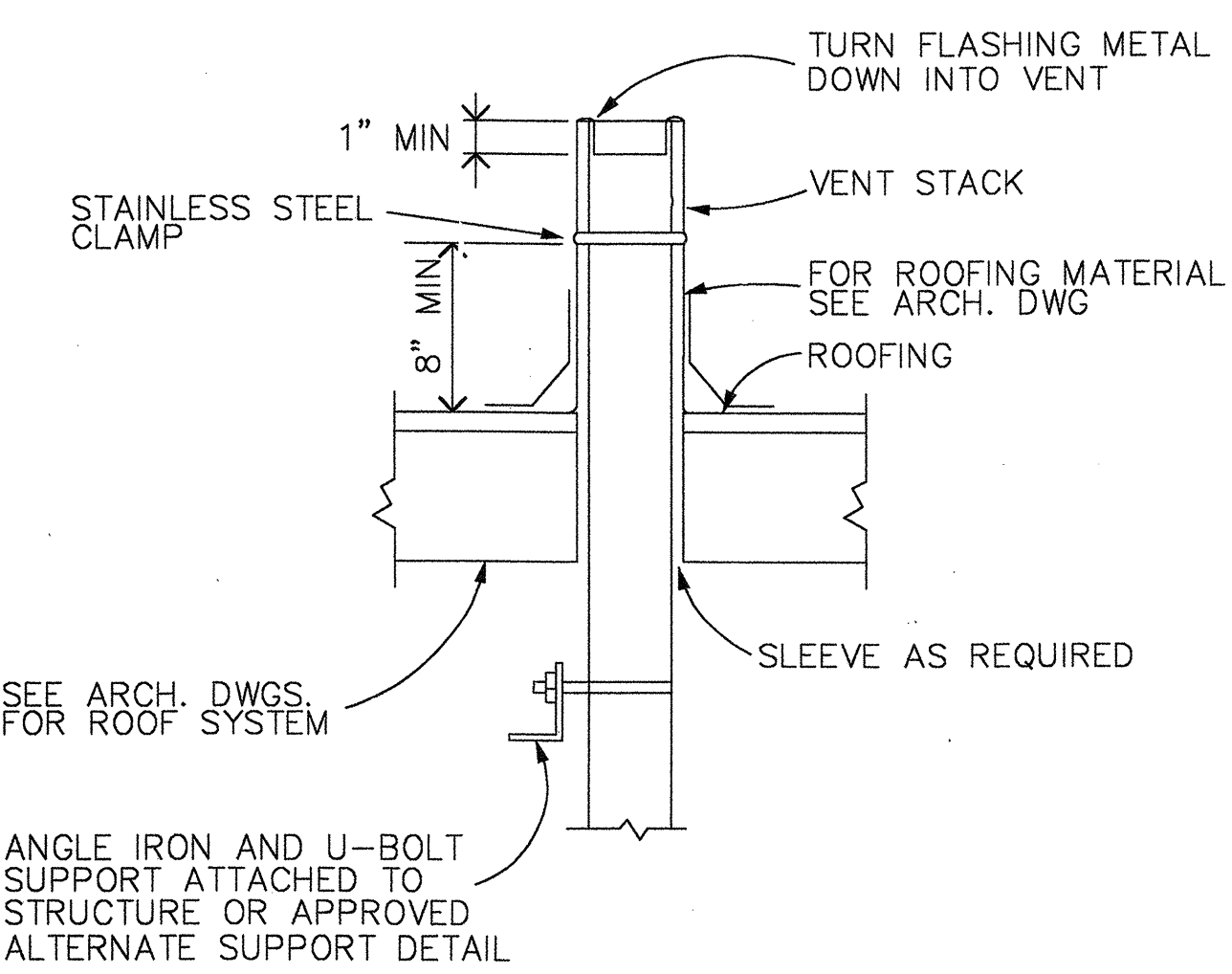
COMPLY WITH UPC-2006 (CPVC MATERIAL OR EQ)
WATER MATERIAL: 1/2" & 3/4" CPVC SCH 40 OR EQUAL (OPTIONAL: AQUAPEX)

VTR VENT THRU ROOF
V VERTICAL
H HORIZONTAL
WCO WALL CLEAN-OUT
S SEWER



B WASTE & VENT ISOMETRIC

THIS PROJECT TO COMPLY W/ UPC 2006
SEE NOTE FOR SLOPE 1/8" & 0/S



NOTES:
PLUMBER CONTRACTOR SHALL BE RESPONSIBLE FOR OFFSETTING VENTS AS REQUIRED TO MAINTAIN 10"-0" MIN. DISTANCE FROM ALL AIR CONDITIONING AIR INTAKES AND BUILDING INTAKES. COORDINATE VENTS THRU ROOF WITH MECHANICAL CONTRACTOR - IF APPLY

1 VENT THRU ROOF DETAIL

WATER CONSERVATION NOTES

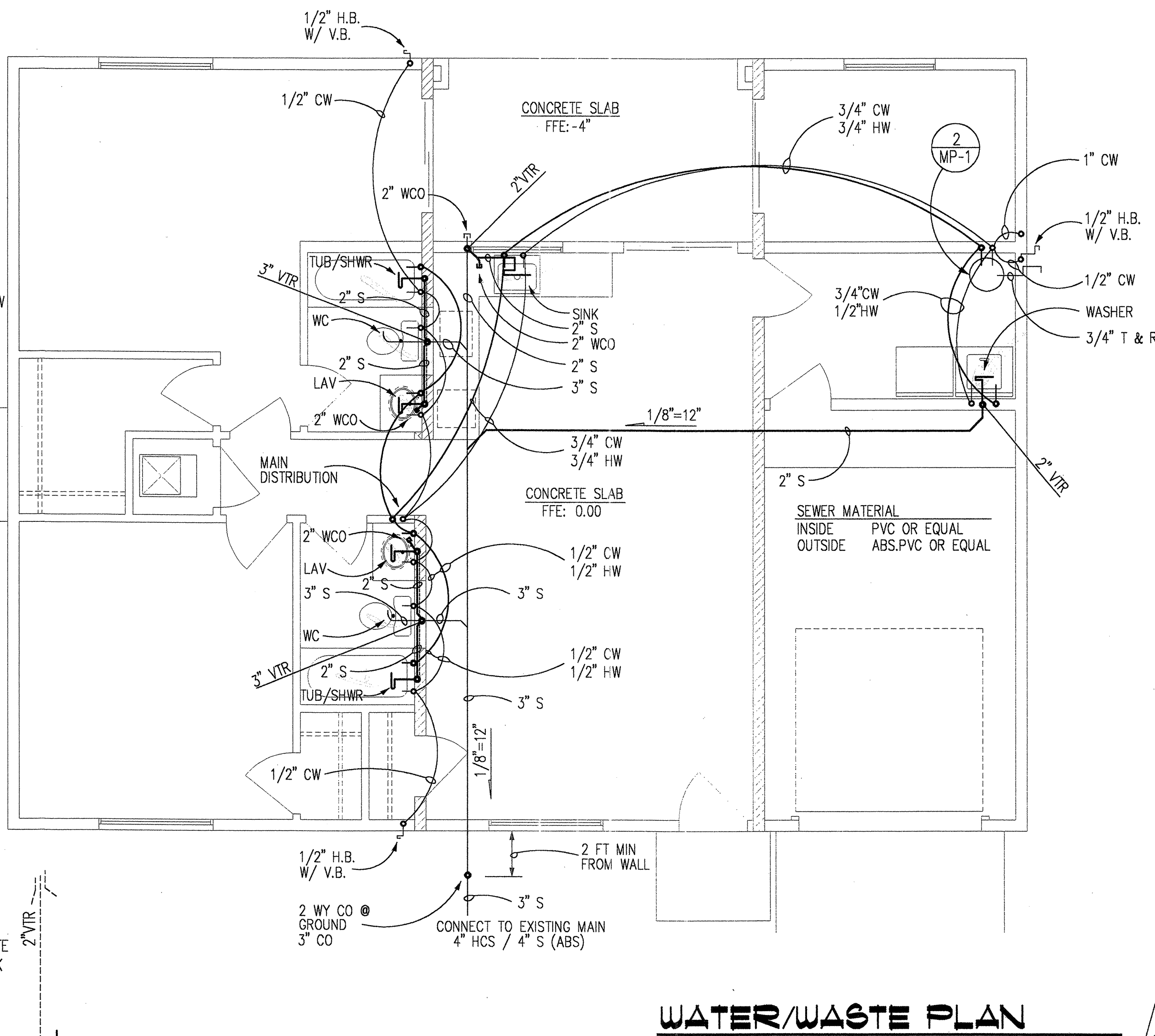
- FAUCETS - SHALL DELIVER A MAX. OF TWO AND ONE-HALF (2.5) GALLONS PER MIN
- WATER CLOSETS - SHALL USE A MAX OF ONE AND SIX-TENTHS (1.6) GALLONS PER FLUSH
- SHOWER HEADS - SHALL DELIVER A MAX OF TWO AND ONE-HALF (2.5) GALLONS PER MINUTE
- LAVS OF THE METERING OR SELF-CLOSING TYPE SHALL HAVE A MAX FLOW RATE AT .25 GALLONS PER CYCLE & SHALL REMAIN OPEN FOR A PERIOD OF NOT LESS THAN 10 SECONDS.

WATER & SEWER FIXTURE UNIT COUNT

| WATER PSI | QTY | FIXTURE | WATER UNITS TABLE 6-4 | | SEWER UNITS TABLE 7-3 | |
|-----------|-----|--------------------------|-----------------------|------|-----------------------|-----|
| | | | GPM | WSFU | UNITS | TTL |
| 8 | 2 | BATH TUB/SHWR | 4 | 2 | 4 | 4 |
| 8 | 3 | HOSE BIBB | 5 | 1 | 4.5 | 4 |
| 8 | 1 | CLOTHES WASHER | 4 | 5 | 5 | 3 |
| 8 | 2 | LAVATORY | 2 | 1 | 2 | 2 |
| 8 | 2 | WATER CLOSET | 6 | 3 | 6 | 4 |
| 8 | 1 | SMALL SINK (KITCHENETTE) | 4 | 3 | 3 | 4 |
| TOTAL | | | 23.5 | | TOTAL 21 | |

THIS PROJECT TO COMPLY W/ CHAPTER 6 - WATER SUPPLY AND DISTRIBUTION & CHAPTER 7 - SANITARY DRAINAGE
LENGTH OF BUILDING SERVICE (FARTHEST POINT TO METER)
ALL WATER LINE SIZES BASED ON 50 TO 60 P.S.I. SUPPLIED PRESSURE

PLUMBING FIXTURES SHALL BE CONSTRUCTED OF DENSE, DURABLE, NON ABSORBENT MATERIALS AND SHALL HAVE SMOOTH, IMPERVIOUS SURFACES, FREE FROM UNNECESSARY CONCEALED FOULING SURFACES.
ALL FIXTURES SHALL CONFORM IN QUALITY & DESIGN TO NATIONALLY RECOGNIZED APPLICABLE STANDARDS ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY. ALL PORCELAIN ENAMEL SURFACES ON PLUMBING FIXTURES SHALL BE ACID RESISTANT. WATER CLOSET SEATS SHALL BE OF SMOOTH NON-ABSORBENT MATERIALS AND SHALL BE PROPERLY SIZED FOR THE WATER BOWL TYPE.



WATER/WASTE PLAN

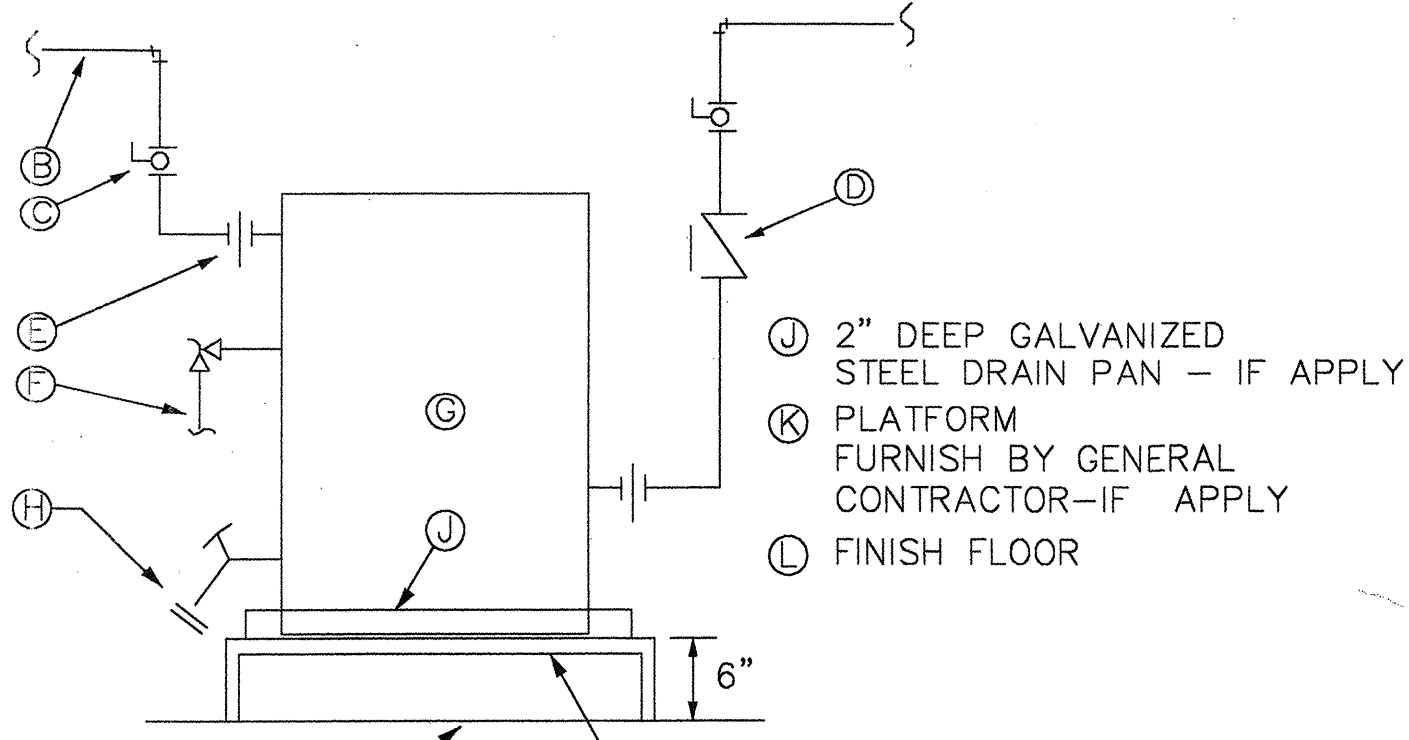
THIS PROJECT TO COMPLY W/ IPC' 2006 & AZ STATE AMENDMENTS

FIXTURE SCHEDULE

- LAVATORY - SUPPLY BY OWNER / INSTALLED BY PLUMB'G CONTRACTOR
- WC/TOILET - SUPPLY BY OWNER / INSTALLED BY PLUMB'G CONTRACTOR
- TUB/SHWR - SUPPLY BY OWNER / INSTALLED BY PLUMB'G CONTRACTOR
- SINK (KITCHENETTE) - SUPPLY BY OWNER / INSTALLED BY PLUMB'G CONTRACTOR
- WASHER - SUPPLY BY OWNER / INSTALLED BY PLUMB'G CONTRACTOR

KEYNOTES:

- A N/A
- B HOT WATER
- C BALL VALVE (TYPICAL)
- D CHECK VALVE (TYPICAL)
- E DIELECTRIC UNION (TYPICAL)
- F A.S.M.E., T & P RELIEF VALVE WITH FULL SIZE DRAIN, TERMINATE AS SHOWN ON PLANS
- G WATER HEATER SEE SCHEDULE
- H DRAIN VALVE WITH HOSE END



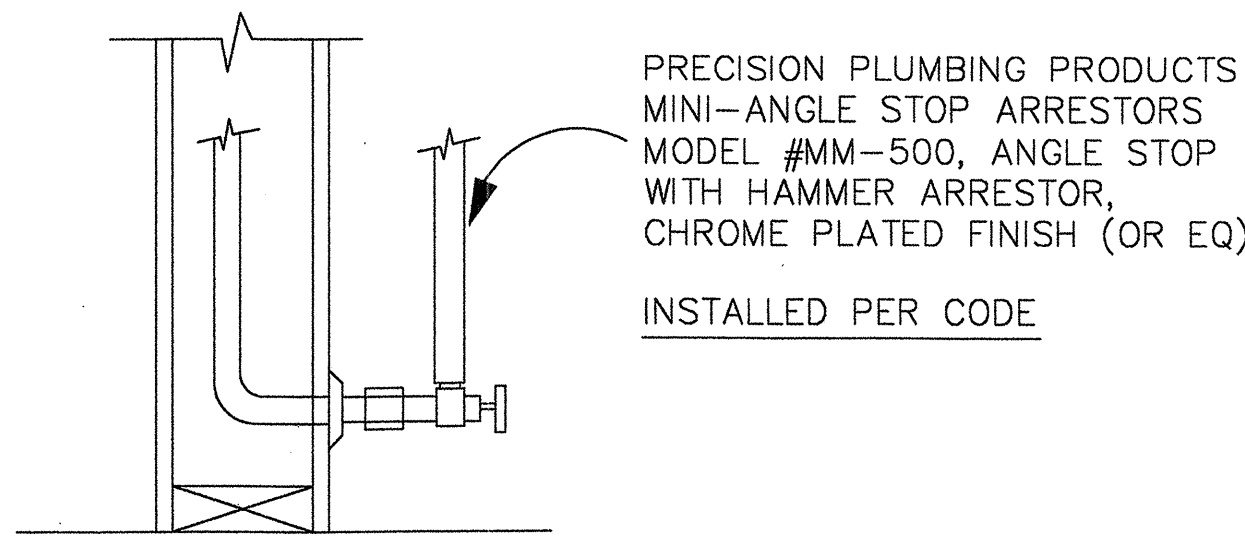
2 WATER HEATER (ELECTRIC)

PLUMBING NOTES:

- SHOWERS & TUB/SHOWERS COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE PER UPC 2006
- WATER CLOSET TO BE 1.6 GALLONS PER FLUSH. SINK & SHOWER HEADS TO BE 3 GALLONS PER MINUTE PER UPC CHAPTER 15 WITH LOCAL MODIFICATION REQUIREMENTS.
- 3/4" TEMP & RELIEF VALVE PRESSURE. PER UPC 2006
- DISHASHER: PROVIDE CONNECTION PER UPC 2006
- CLOTHESWASHER: PROVIDE CONNECTION PER UPC 2006
- PROVIDE SHUT OFF VALVE & UNION @ COLD WATER CONNECTION TO WATER HTR. PROVIDE UNION ONLY @ WATER HTR CONNECTION.
- CLOTHESWASHER - PROVIDE CONN. PER UPC 2006
- PROVIDE SHUT OFF VALVE & UNION @ CW CONN TO WH. PROVIDE UNION ONLY @ HOT WATER CONN.
- PROVIDE 2 WY CLEAN OUT TO GRADE. PROVIDE CLEAN OUTS PER UPC 2006
- PLUMBER TO MAKE ALL GAS CONNECTIONS TO EQUIPMENT PLUMBER TO PROVIDE CONDENSATE CU LINE TO FURNACE RM. AND CONN TO WH.
- PLUMBER TO PROVIDE ACCESS DOORS TO SERVICE ALL PLUMB'G EQUIPMENT AS REQUIRED ALL FIXTURES TO HAVE STOPS AND 12" AIR CHAMBERS

GENERAL NOTES:

- COORDINATE ALL OVERHEAD PIPING WITH HVAC DUCTWORK AND WORK OF OTHER TRADES
- PLUMBER TO VERIFY EXACT SIZE AND LOCATION OF ALL EXT'G PIPING AND TO VERIFY INVERTS TO ASSURE PROPER SLOPE MAY BE OBTAINED BEFORE BEGINNING WORK
- RUN ALL WASTE LINES AT 2% SLOPE UNLESS NOTED OTHERWISE
- ALL SLAB PENETRATIONS SHALL BE SEALED USING POURABLE URETHANE SEALANT
- CONTRACTOR TO COMPLY W/ UPC 2006 ON SHWR @ ALL LAVS - WASTE HEADS - TO INCLUDE CO.
- TYP. VTR - LOCATE MIN 1'-0" ABOVE ROOF, 1'-0" FROM ALL VERTICAL SURFACES AND 3'-0" ABOVE A/C OUTSIDE AIR INTAKES
- PROVIDE HOSE END VACUUM BREAKER PER LATEST PLUMBING CODE EDITION.
- OUTSIDE (UNDERGROUND) WATER LINES - INSULATE AND WORK OF OTHER TRADES
- MATERIALS, JOINTS AND CONN. COMPLY W/ (UPC 2006) CLEANOUTS - COMPLY W/ TABLE (UPC 2006) TESTING - COMPLY W/ LATEST PLUMBING CODE EDITION ON SHOWERS.
- CONTRACTOR TO COMPLY W/ THE LATEST PLUMBING CODE EDITION ON SHOWERS.
- WET VENTING COMPLY W/UPC 2006
- TRAPS COMPLY W/ UPC 2006 FOR SIZE OF TRAPS AND TRAP ARMS FOR PLUMB. FIXTURE. SEE TABLE UPC 2006

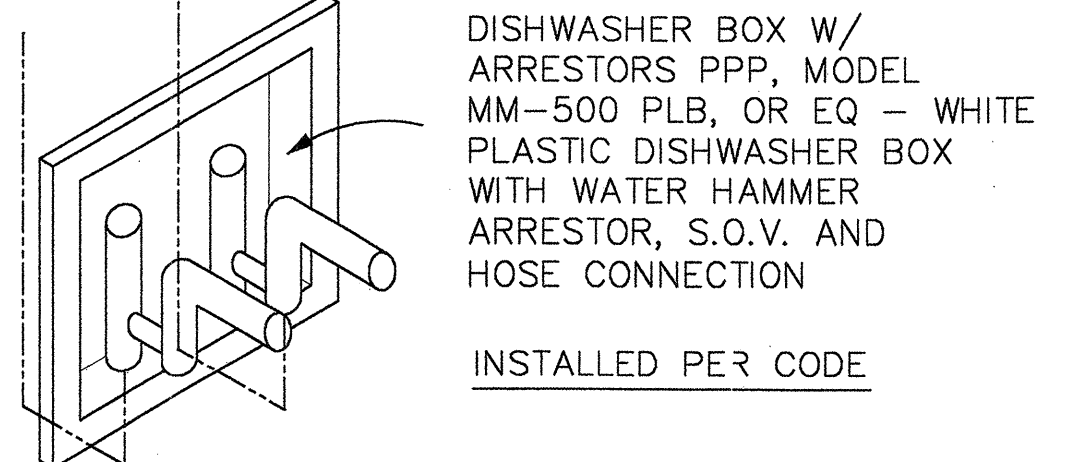


A WATER HAMMER ARRESTOR - W.C./TOILET

IPC-2006 3/4"=1'-0"

HW - SEE PLUMBING PLAN FOR SIZING

CW - SEE PLUMBING PLAN FOR SIZING

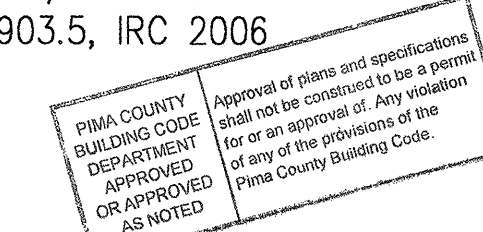


B WATER HAMMER ARRESTOR - WASHER

IPC-2006 3/4"=1'-0"

Water hammer arrestors shall be installed wherever quick-closing valves are installed in a water distribution system. All of the relevant codes call for the devices to conform to ASSE 1010-2004 and to be sized and installed per the manufacturer's specifications. At a minimum, water hammer arrestors are required for flush valves, clothes washers, dishwashers, refrigerator water connections, and similar appliances having quick-closing valves. Inspectors are currently enforcing this code requirement for all quick-closing valves except for the refrigerator water connections which will not be enforced until June 1, 2008.

* Relevant codes:
Section 609.10, UPC 2006
Section 604.9, IPC 2006
Section P2903.5, IRC 2006



OWNER/DEVELOPER
FENSTER KENNETH & VINE MARY A JT/RS
814 W CHULA VISTA RD
TUCSON AZ 85704-4216

JOB NO. 96-219 (B)
STAR DATE JUNE 2009
DWGS BY

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DRAFTING SERVICES
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www.jacadesigndrafting.com
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MECHANICAL PLAN NOTES

PART I - GENERAL:

- 1.01 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH IMC-2000 ALL CODES, LAWS, RULES, AND REGULATIONS OF ALL NATIONAL, STATE, COUNTY AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL BUILDING CODE, UPC AND THE NATIONAL FIRE PROTECTION ASSOCIATION. IN CASE OF DIFFERENCES, THE MOST RESTRICTIVE OF SAID REGULATIONS SHALL GOVERN. HOWEVER, THIS SHALL NOT BE CONSTRUED TO RELIEVE THIS CONTRACTOR FROM COMPLYING WITH REQUIREMENTS OF THE PLANS AND SPECIFICATIONS WHICH MAY BE IN EXCESS OF CODE REQUIREMENTS. CONTRACTOR TO SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.
- 1.02 HVAC DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW THE APPROXIMATE APPROXIMATE LOCATION OF DUCTWORK, OUTLETS, EQUIPMENT AND PIPING. DIMENSIONS GIVEN IN FIGURES ON THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS, AND ALL DIMENSIONS, WHETHER GIVEN IN FIGURES OR SCALED, SHALL BE FIELD VERIFIED. NO DUCTWORK SHALL BE FABRICATED UNTIL DUCT CLEARANCES ARE FIELD VERIFIED.
- 1.03 BEFORE SUBMITTING A BID CAREFULLY STUDY ALL THE CONSTRUCTION DOCUMENTS. CAREFULLY EXAMINE THE PREMISES AND ANY EXISTING WORK. DETERMINE, IN ADVANCE, THE METHODS OF INSTALLING AND CONNECTING THE EQUIPMENT AND BECOME THOROUGHLY FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE CONTRACT.
- 1.04 MAKE ARRANGEMENTS FOR INSPECTIONS AND PERFORM TESTS REQUIRED FOR HVAC WORK.
- 1.05 FURNISH ANY MISCELLANEOUS ITEMS NORMALLY USED, SPECIFICALLY MENTIONED OR NOT, TO RENDER A COMPLETE INSTALLATION.
- 1.06 ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- 1.07 SUBMIT ARCHITECT 4 COPIES OF SHOP DRAWINGS OR LITERATURE IN AN INDEXED THREE-RING BINDER ON THE FOLLOWING ITEMS:
AIR CONDITIONING UNITS, EXHAUST FAN, REGISTERS, GRILLES, AND DUCT INSULATION.

PART II - PRODUCTS:

- 2.01 CONDENSATE PIPING:
 - a. CONDENSATE PIPING BELOW THE ROOF AND ABOVE THE CEILING SHALL BE INSULATED WITH 1/2" ARMAFLEX WITH ALL JOINTS SEALED.
 - b. PIPING SHALL BE TYPE "M" COPPER PLUGGED TEES FOR CLEANOUTS.
 - c. JOINTS IN CONDENSATE PIPING MAY BE MADE WITH 50-50 SOLDER.
 - d. ALL CONDENSATE LINES SHALL HAVE P-TRAPS.
- 2.02 DUCTWORK:

SIZES SHOWN ARE ACTUAL SHEET METAL SIZES. GAUGES AND INSTALLATION SHALL BE ACCORDING TO THE LATEST SMACNA DUCT CONSTRUCTION MANUAL. ALL ELBOWS SHALL HAVE SINGLE THICKNESS TURNING VANES PER SMACNA STANDARDS. DUCTWORK SHALL BE HUNG WITH 20 GAUGE 1-1/8" STRAPHANGERS FASTENED TO THE STRUCTURE ABOVE.
- 2.03 INSULATION:

LINE ALL AIR-CONDITIONING DUCT WITH 1" FIBERGLASS DUCT LINER. THE LINER SHALL MEET THE LIFE SAFETY STANDARDS ESTABLISHED BY THE NFPA 90A AND 90B. THE DUCT LINER SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 1071 WITH AN NRC NOT LESS THAN .65 AS TESTED PER ASTM C423 USING A TYPE "A" MOUNTING AND A THERMAL CONDUCTIVITY NO HIGHER THAN .25 AT 75 DEGREES F MEAN TEMPERATURE. WRAP ALL AIR CONDITIONING ROUND BRANCH DUCTS WITH 1-1/2" 3/4 LB. DUCT WRAP WITH VAPOR BARRIER. OVERLAP EDGES 2" AND STAPLE MAXIMUM 2" ON CENTER.
- 2.04 REFRIGERANT PIPING:
 - a. SHALL BE TYPE ACR COPPER.
 - b. SUCTION LINE TO BE INSULATED WITH 1/2" ARMAFLEX. ARMAFLEX EXPOSED TO WEATHER TO BE PAINTED WITH TWO (2) COATS ARMAFLEX COATING. REFRIGERATION PIPING TO HAVE TRIPLE EVACUATION WITH DRY NITROGEN.
 - c. JOINTS IN COPPER AIR CONDITIONING REFRIGERANT PIPING SHALL BE MADE WITH SILFOS AND FLUX AS RECOMMENDED BY THE BRAZING ALLOY MANUFACTURER.
 - d. A 12-HOUR HOLDING TEST SHALL BE PERFORMED WITNESSED BY ARCHITECT.
 - e. DURING BRAZING THE PIPE AND FITTINGS SHALL BE KEPT FULL OF AN INERT GAS, DRYING NITROGEN, OR CO2 TO PREVENT FORMATION OF SCALE.

PART III - EXECUTION:

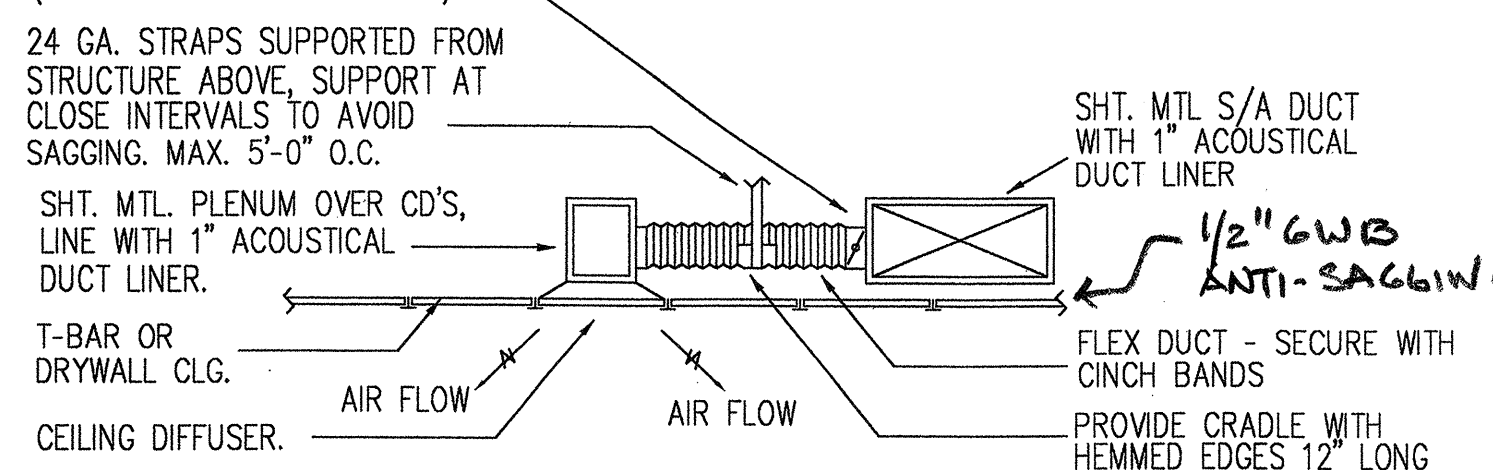
- 3.01 PROVIDE ALL OPENINGS REQUIRED THROUGH THE ROOF OR WALLS.
- 3.02 ALL ELECTRICAL HIGH VOLTAGE WIRING, FUSES, CONDUIT AND DISCONNECT SWITCHES SHALL BE BY THE ELECTRICAL CONTRACTOR. LOW VOLTAGE WIRING SHALL BE BY THE HVAC CONTRACTOR.
- 3.03 ALL DUCT JOINTS SHALL BE SEALED WITH HARDCAST OR EQUIVALENT CMC DUCT SEALER.
- 3.04 ROUND BRANCH DUCT CONNECTIONS SHALL BE MADE WITH A ROUND HOLE CUTTER AND A SPIN-IN COLLAR SEALED WITH HARDCAST. NO DOVE TAIL FITTINGS AND NO DUCT TAPE ALLOWED.
- 3.05 PAINT ALL VISIBLE SHEET METAL DUCTWORK BEHIND GRILLES AND REGISTERS FLAT BLACK.
- 3.06 SUPPORT ALL CEILING DIFFUSERS AND RETURN GRILLES CONNECTED TO FLEXIBLE DUCT FROM STRUCTURE.
- 3.07 PROVIDE ACCESS PANELS FOR ANY EQUIPMENT REQUIRING ACCESS LOCATED ABOVE SOLID CEILING.
- 3.08 BALANCE ALL AIR QUANTITIES AS INDICATED ON THE DRAWINGS (+) OR (-) 10% IN ACCORDANCE WITH BALANCING PROCEDURES OR SMACNA, OR AABC. SUBMIT BALANCING REPORTS IN TRIPPLICATE, INCLUDING EQUIPMENT VOLTAGE AND AMP READINGS. AGENCY INDEPENDENT OF CONTRACTOR SHALL DO BALANCING.
- 3.09 FURNISH THREE SETS OF OPERATION, MAINTENANCE, WIRING AND WARRANTY INFORMATION ON ALL EQUIPMENT TO THE ARCHITECT IN AN INDEXED THREE-RING BINDER.
- 3.10 MAKE NOTE OF ANY CHANGES MADE IN LAYOUT AND INCORPORATE IN "RECORD" DRAWINGS SUBMITTED TO THE OWNER/G.C. AT COMPLETION OF PROJECT.
- 3.11 GUARANTEE ALL PARTS AND LABOR FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND PROVIDE AN ADDITIONAL FOUR-YEAR WARRANTY FOR ALL A/C COMPRESSORS.

PIMA COUNTY, ARIZONA

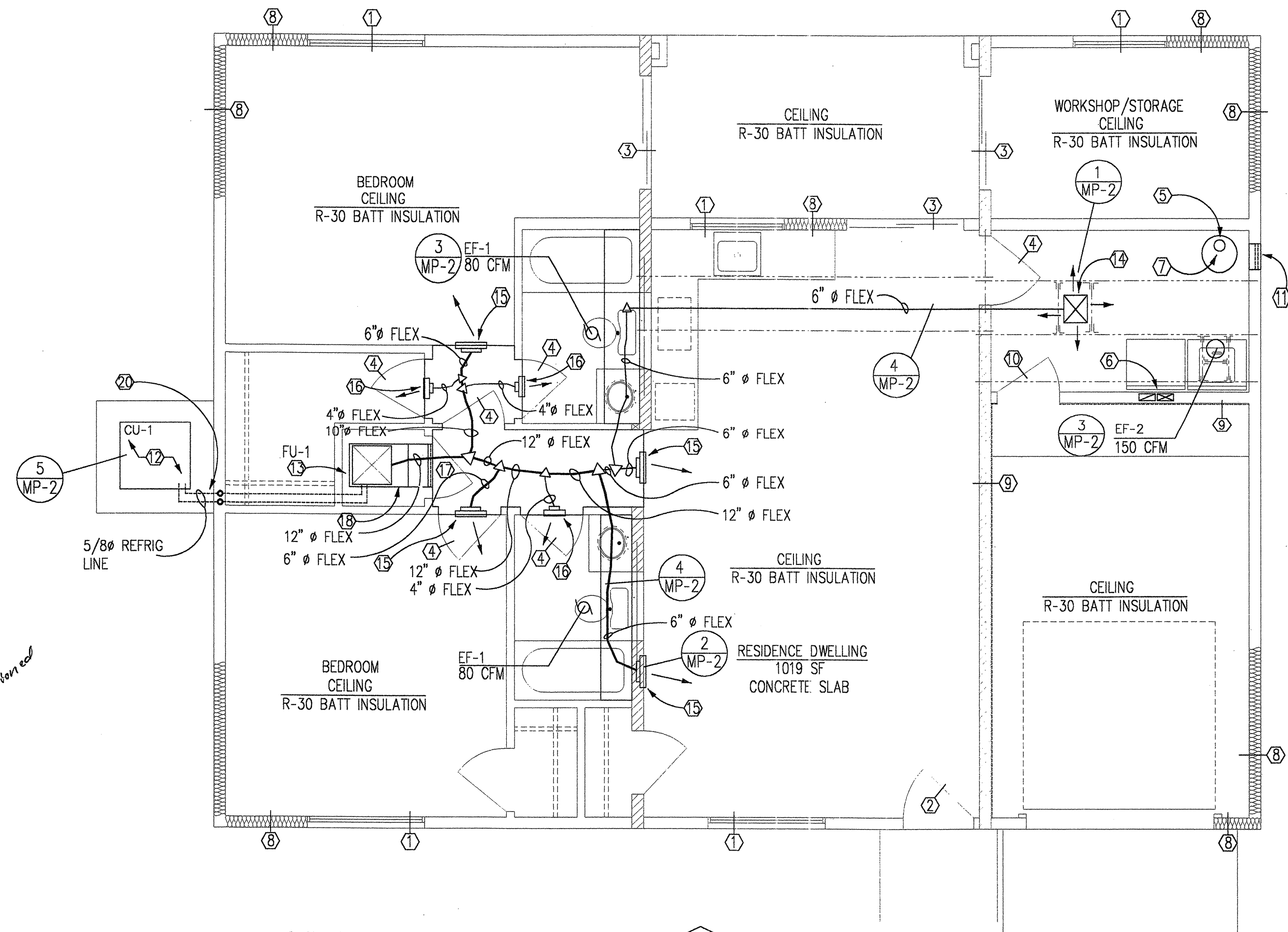
UNDER 4000 FT ELEVATION

| EXTERIOR DESIGN CONDITIONS | | |
|------------------------------|--------|---|
| WINTER DESIGN DRY BULB TEMP. | 32 °F | THE SOLAR GAIN COEFFICIENT SHGC MIN VALUE OF 0.40 APPLIES TO ALL WINDOWS DOORS PER N 1101.2 IRC-2006 U = 0.75 MIN |
| SUMMER DESIGN DRY BULB TEMP. | 104 °F | |
| DESIGN WET BULB TEMP. | 66 °F | |
| DEGREE DAYS HEATING | 2,100 | |
| DEGREE DAYS COOLING | 2,814 | |

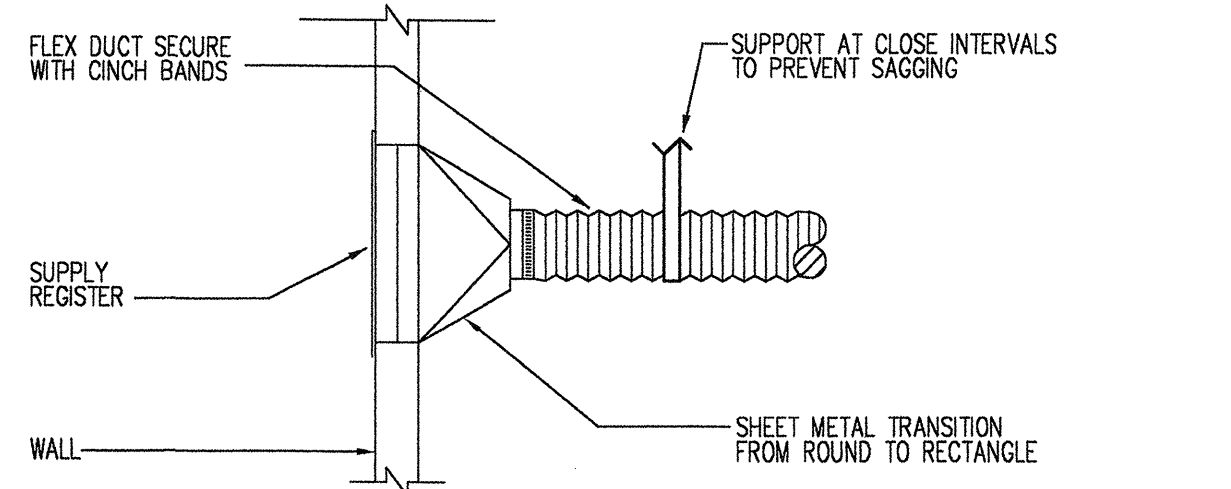
SPIN IN COLLAR WITH MANUAL DAMPER (NO DOVE TAIL CONNECTIONS).



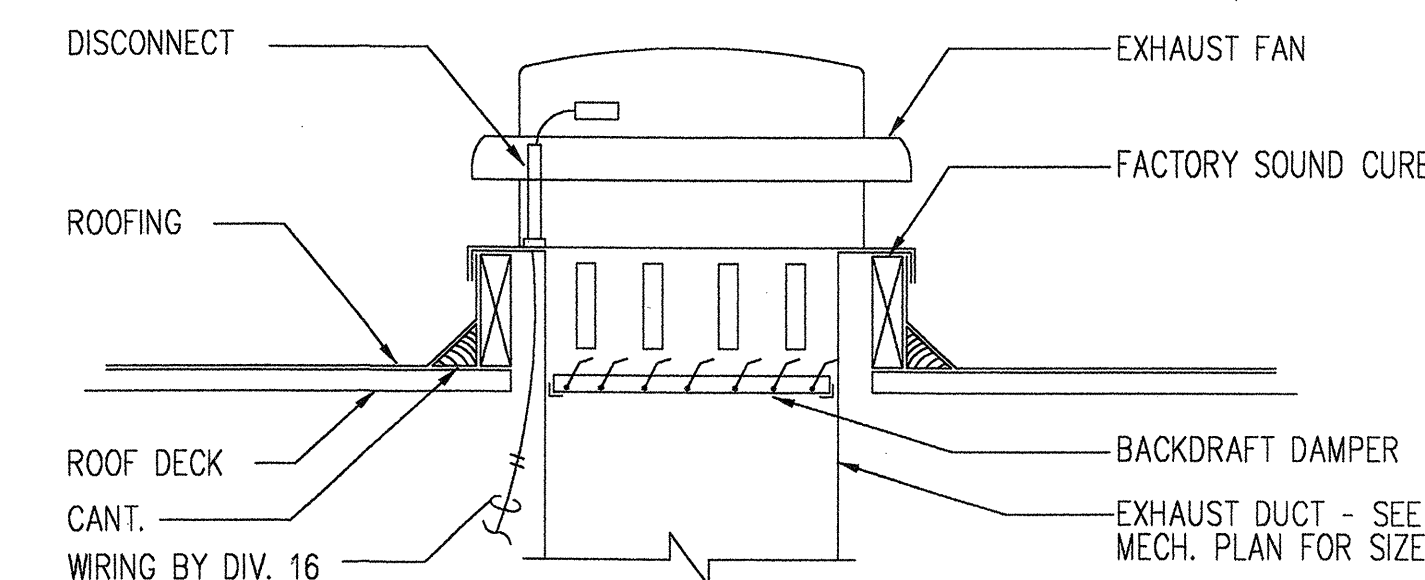
1 CEILING DIFFUSER WITH FLEX DUCT DETAIL 3/4"=1'-0"



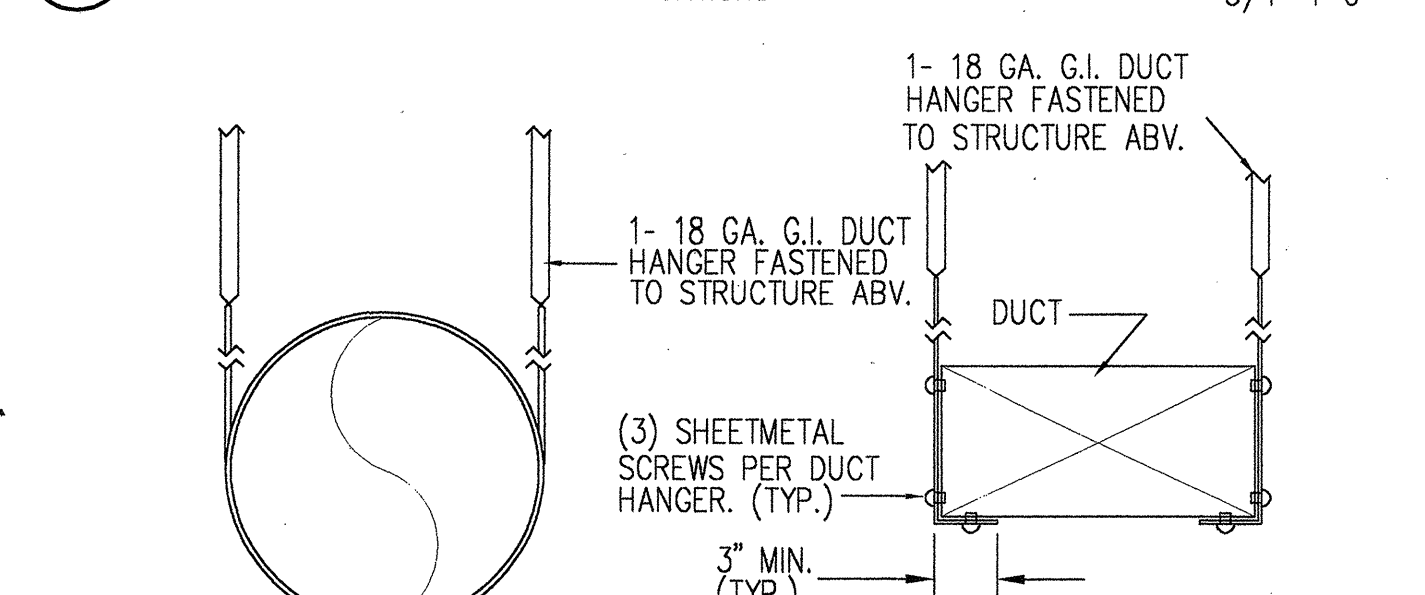
MECHANICAL PLAN IRC-2006 & LOCAL AMENDMENTS 1/4" = 1'-0" NORTH



2 FLEX DUCT DETAIL 3/4"=1'-0"



3 WALL MOUNTED FAN DETAIL (EF-1 & EF-2) 3/4"=1'-0"



4 DUCT HANGER DETAIL ADD INSULATION AS NEED IT 3/4"=1'-0"

EXHAUST FAN SCHEDULE

| MARK | MANUF. & MODEL OR EQUAL | TYPE | CFM | E.S.P. (IN)WG | WATTS | SPEEDS | FAN RPM | ELECT. | WEIGHT | REMARKS |
|------|-------------------------|-----------------|-----|---------------|-------|--------|---------|----------|--------|-----------|
| EF-1 | COOK GC-75 | CEILING MOUNTED | 75 | 0.25 | 75 | 1 | 900 | 115-1-60 | 20 | SEE NOTES |
| EF-2 | COOK GC-150 | CEILING MOUNTED | 150 | 0.25 | 75 | 1 | 1200 | 115-1-60 | 20 | SEE NOTES |

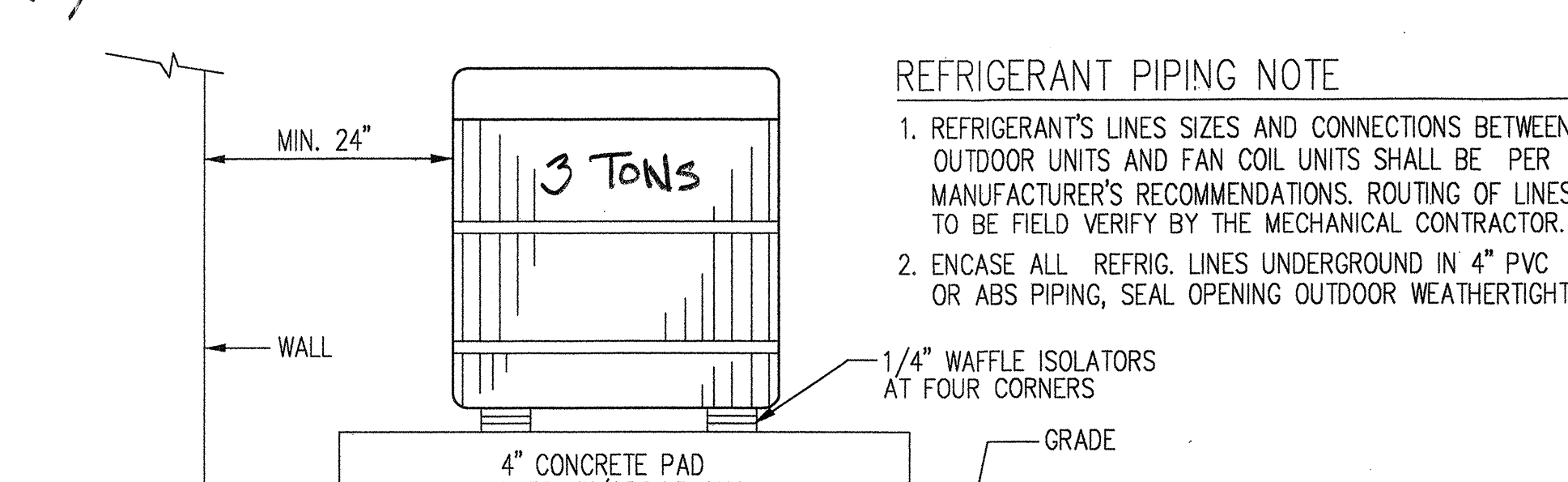
PROVIDE MANUF'S DISCONNECT AND BACKDRAFT DAMPER.
PROVIDE MANUF'S HANGING ISOLATION KIT (IF REQUIRED)
PROVIDE MANUFACTURER'S ROOF OR WALL CAPS.
PROVIDE SEPARATE WALL SWITCH, COORDINATE WITH ELECTRICAL.

HEAT PUMP SPLIT SYSTEM SCHEDULE

| INDOOR UNIT (FAN COIL) (K) | | | | | | | | | | | |
|----------------------------|-------------------------|-------------|------|----------|------------------|-------|------------|----------------------------|----------------------------------|----------------------|------|
| MARK | MFG. AND MODEL OR EQUAL | DISCH. TYPE | CFM | O.A. CFM | NOMINAL CAPACITY | SP | ELECTRICAL | MCA W/O/UT ELECTRIC HEATER | FIELD INSTALLED ELECTRIC HEATERS | FAN COIL WEIGHT LBS. | MARK |
| FU-1 | CARRIER FA4B-024 | VERT. | 1200 | 60 | 36,000 BTUH | 0.50" | 230-1-60 | 3.5 | 5 KW | 130 | CU-1 |

| OUTDOOR UNIT (COMPRESSOR UNIT) (K) | | | | | |
|------------------------------------|----------------|------------|------|-------------|-----------|
| NOM. TON. | MFG. AND MODEL | ELECTRICAL | MCA | WEIGHT LBS. | REMARKS |
| 3 | CARRIER | 230-1-60 | 23.5 | 185 | SEE NOTES |

(*CARRIER OR EQUAL)



5 COMPRESSOR UNIT 3/4"=1'-0"

KEYNOTES

- 1 WINDOWS
LOW-E DOUBLE PANE PER N 1102 IRC-2006 7/8" min.
 - 2 DOOR (SOLID CORE) PER N 1102 IRC-2006
 - 3 SLIDING DOOR PER N 1102 IRC-2006
 - 4 DOORS
1" CUT BELOW FOR AIR FLOW (RETURN)
 - 5 WATER HEATER
40 GAL (GAS) SEE PLUMBING PLAN
 - 6 DRYER
2-100 SI AIR RELIEF
 - 7 WATER HEATER
6" VTR FLUE TYPE "B" clearance per F10
 - 8 EXTERIOR WALL
6" WIDE (R-19 BATT INSUL) PER N 1102 TABLE IRC-2006
 - 9 INTERIOR WALL
1 HR FIRE RATED WALL 5/8" TYPE "X" GWB
 - 10 DOOR (METAL)
FIRE RATED DOOR 20 MIN F.R.
 - 11 12"x6" AIR GRILLE (H₁ and Low Comb. vents)
 - 12 COMPRESSOR UNIT
OUTDOOR 3 TONS (220V) SEE ELECT PLAN
 - 13 FURNACE/BLOWER
INDOOR (1,200 CFM) SEE GAS PLAN
 - 14 8"x8" CD-4W (SUPPLY) 125 CFM (SAR) LAUNDRY (GRILLE)
 - 15 12"x6" SAR (SUPPLY) 150 CFM (GRILLE)
TYP - BEDROOM/GREAT ROOM
 - 16 8"x6" SAR (SUPPLY) 75 CFM (GRILLE)
TYP - BATHROOM
 - 17 20"x12" RETURN GRILLE 1200 CFM
 - 18 24"x12" DUCTWORK RETURN
 - 19 20"x20" RIGID DUCTWORK SUPPLY AIR GRILLE
- COORDINATE WITH MECH. CONTRACTOR
COORDINATE WITH MECH. CONTRACTOR

NOTES

- 1 6" O EA UP THRU ROOF OR SIDEWALL TERMINATE WITH MANUFACT-ROOF CAP.
 - 2 4" DIA. DRYER VENT CONNECTION IN TRUSS SPACE UP THRU ROOF OR WALL TERMINATE WITH APPROVED DRYER VENT.
 - 3 6" O RANGE HOOD EXHAUST. TERMINATE WITH APPROVED ROOF CAP. COORDINATE CONNECTIONS WITH KITCHEN EQUIP. SUPPLIER.
 - 4 3/4" CONDENSATE DRAIN OUT TO LANDSCAPE.
- THIS PROJECT WILL COMPLY WITH IRC-2006 & LOCAL AMENDMENTS - IECC-2006 & LOCAL AMENDMENTS

ALL APPLIANCES IN CONFINED SPACE W/ FREE AREA OPENING PROVIDE 2- 100 SI (4X12) EA MIN PER M 1702.2 IRC-2006

SUPPLY AND RETURN DUCTS - PROVIDE A MIN OF R-8 INSULATION (2" THICK) INCLUDED VENTED ATTIC - EXCEPT LOCATED INSIDE THE THERMAL ENVELOPE R 1103.2.14 SHOW R-4 (2" INSULATION) WHEN DUCTS ARE LOCATED IN AN UNCONDITIONED SPACE (CHASE) INSIDE THERMAL ENVELOPE PER IECC 503.2.7 (2006 EDITION)

PIMA COUNTY BUILDING CODE DEPARTMENT APPROVED OR APPROVED AS NOTED

OWNER/DEVELOPER
FENSTER KENNETH & VINE MARY A JT/RS
814 W CHULA VISTA RD
TUCSON AZ 85704-4215

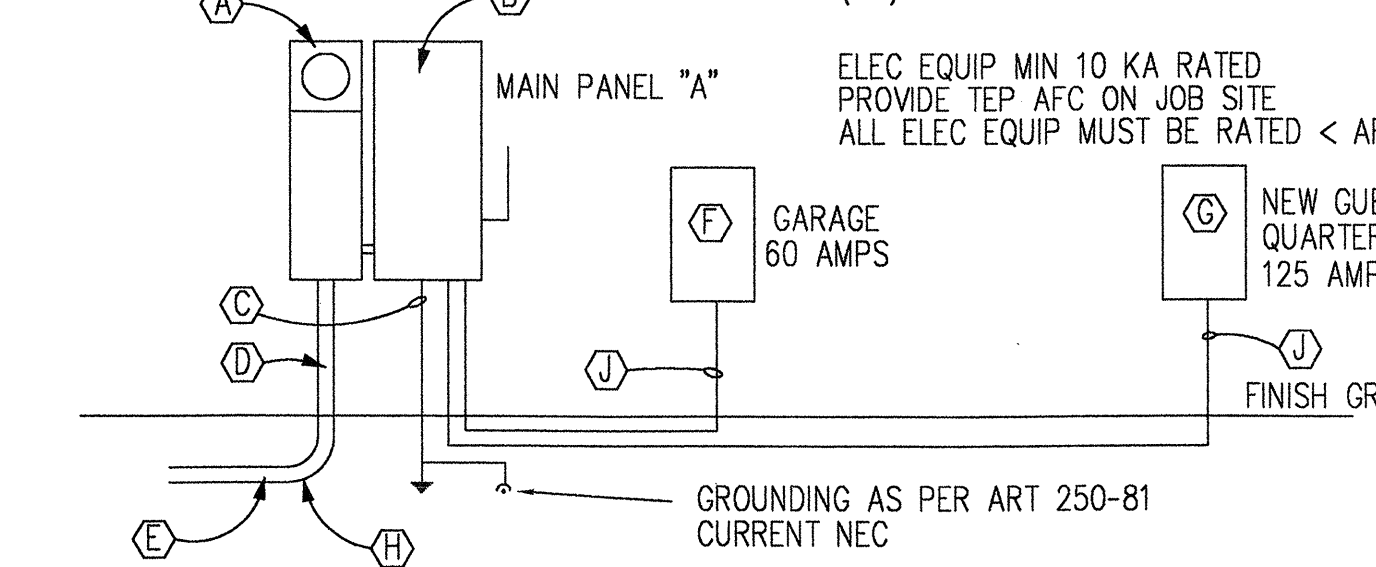
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TUCSON, ARIZONA
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CELL(520) 808-4052 - FAX (520) 616-0200
POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

DRAWING INDEX:
S-01 SITE PLAN
A-01 FLOOR PLAN
A-02 FOUNDATION PLAN
A-03 FRAMING PLAN
A-04 SECTIONS
E-01 ELEVATIONS
E-02 ELEVATIONS
MP-1 PLUMBING PLAN
MP-2 MECHANICAL PLAN
GN-1 GENERAL NOTES

PROJECT:
GUEST QUARTER
ADDITION TO EXISTING
RESIDENCE
814 WEST CHULA VISTA ROAD
TUCSON, ARIZONA 85704
Parcel 102-04-0920
CASA ADHES ESTATES LOT 448
Docket 11478, Page 3219
Book 18, Page 76
Township 18S, Range 18E, Section 18
SHEET NO. MP-2 SH.

THESE DOCUMENTS ARE TO BE USED ONLY FOR THE ADDRESSED SITE PER CONTRACT BETWEEN JACA AND CLIENT. THE REPRODUCIBLE DRAWINGS, TRACINGS, SERIAs, ETC. ARE THE PROPERTY OF JACA

- KEYNOTES**
- (A) EXISTING 400 AMPS SERVICES ALL IN ONE
 - (B) EXISTING 120/208 V 1 PH 3 WIRE, NEMA 3R FUSIBLE DISCONNECT W / 2 LPN-R K FUSES - SERVICE DISCONNECT RATED
 - (C) EXISTING # 2 BARE CU GROUND PER NEC LATEST CODE - VERIFY IN FIELD
 - (D) EXISTING 2-1/2" CONDUIT MIN FEEDER FROM POWER CO
 - (E) EXISTING UNDER GROUND SERVICE PER POWER CO
 - (F) EXISTING 60 AMPS PANEL 12 BREAKERS (SUB-PANEL "B")
 - (G) NEW 125 AMPS PANELS 24 BREAKERS (SUB-PANEL "C")
 - (H) EXISTING 45 DEGREES SWEEP
 - (J) EXISTING 3 - #2 "THWN" (CU) + 1 - #8 (CU) GROUND - 2" C
 - (K) NEW 3 - #2 "THWN" (CU) + 1 - #8 (CU) GROUND - 2" C



SEE ELECTRICAL PLAN FOR LOCATION
ELEC. SINGLE RISER DIAGRAM
 COORDINATE WITH TEP/ELECTRICAL CONTRACTOR & INSPECTOR - OPTIONAL (OVERHEAD)

EXISTING RESIDENCE LOAD

| | | | | |
|---------------|----------|------|-------------|----------------|
| (E) PANEL "A" | 160 AMPS | LOAD | 36 BREAKERS | 200 AMPS PANEL |
| (E) PANEL "B" | 25 AMPS | LOAD | 12 BREAKERS | 60 AMPS PANEL |
| NEW PANEL "C" | 101 AMPS | LOAD | 24 BREAKERS | 125 AMPS PANEL |
| | 286 AMPS | LOAD | | |

EXISTING 400 AMPS SERVICE (MAIN LOAD)

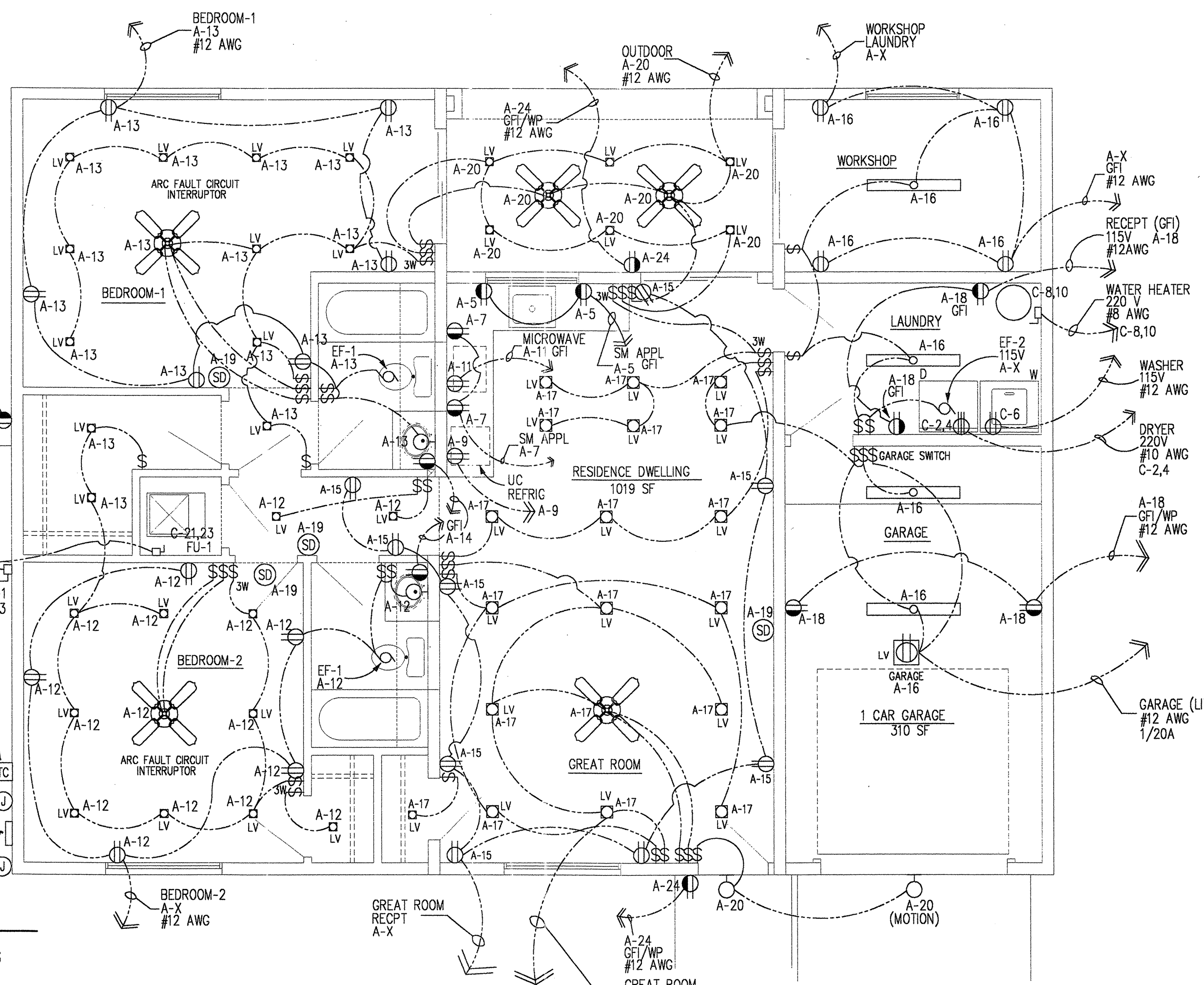
GENERAL CONSTRUCTION NOTES

- LOCATIONS OF LUMINAIRES SHALL BE COORDINATED WITH THE OWNER PRIOR TO ANY ROUGH IN WORK. OWNER HAS THE AUTHORITY TO CHANGE LOCATION AND TYPE IN FIELD. ADDITIONAL LUMINAIRES SHALL BE COORDINATED WITH ELECTRICAL ENGINEER PRIOR TO ANY ROUGH IN.
- EACH LUMINAIRE LOCATION SHALL NOT EXCEED 150 WATTS. OWNER SHALL COORDINATE WITH G.C./OWNER AND OBTAIN APPROVAL IF LUMINAIRES ARE GREATER THAN 150 WATTS OR IF ADDITIONAL LUMINAIRES ARE TO BE INSTALLED.
- CONTRACTOR SHALL PROVIDE JUNCTION BOX FOR CEILING FAN AS REQUIRED PER NEC 370-27C AND IRC-E4001.6. CEILING FAN WITHOUT CEILING FAN LIGHT KIT SPECIFIED BY ARCHITECT AND CONTRACTOR INSTALLED.
- EACH CEILING FAN SHALL BE CONTROLLED WITH 1 SWITCH. CEILING FANS SHALL NOT BE INSTALLED WITH LIGHTING KITS UNLESS OTHERWISE NOTED.
- ALL LUMINAIRES INSTALLED OVER SHOWERS OR TUBS SHALL BE UL LISTED FOR "WET" INSTALLATION. LUMINAIRES CORD CONNECTED, HANGING, TRACK, PENDANT OR SUSPENDED PADDLE FANS ARE NOT PERMITTED.
- ALL LUMINAIRES INSTALLED OUTDOORS UNDER EAVES SHALL BE UL LISTED FOR "DAMP" INSTALLATION. ALL LUMINAIRES INSTALLED OUTDOORS AND IN DIRECT CONTACT TO RAIN SHALL BE UL LISTED FOR "WET" INSTALLATION.
- ALL LUMINAIRES SHALL COMPLY WITH THE CURRENT OUTDOOR LIGHTING ORDINANCES.
- ALL CIRCUITRY SHALL BE CONCEALED WITHIN WALL OR CEILING. NO CIRCUITRY SHALL BE EXPOSED UNLESS NOTED OTHERWISE OR DIRECTED BY OWNER
- ALL HOME RUNS SHALL BE CONCEALED BACK TO PANEL.
- CONTRACTOR SHALL INTERCONNECT DEVICES THAT ARE SHOWN AS BEING ON THE SAME CIRCUIT.
- PROVIDE EMPTY 1/2" (WITH PULL STRING) FROM HVAC UNIT TO RESPECTIVE UNIT CONTROLLER FOR INTERLOCK/CONTROL CABLING. COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH MECHANICAL PLANS.
- CONTRACTOR SHALL PROVIDE FUSIBLE SAFETY DISCONNECTS WITH FRN-R FUSES SIZED PER MECHANICAL EQUIPMENT NAMEPLATE DATA WHERE INDICATED. SIZE OF DISCONNECT AS INDICATED ON PLAN.
- STARTERS FOR ALL HVAC EQUIPMENT SHALL BE FURNISHED WITH HVAC EQUIPMENT COORDINATE WITH MECHANICAL PLANS AND MECHANICAL CONTRACTOR OF RECORD FOR EXACT REQUIREMENTS.
- CONTRACTOR SHALL MOUNT HVAC UNIT DISCONNECT TO NEW METAL CHANNEL SUPPORTS. CONTRACTOR SHALL OBTAIN APPROVAL IN WRITING FROM OWNER IF NEW DISCONNECT CAN BE MOUNTED TO SIDE OF HVAC UNIT PRIOR TO ROUGH-IN.
- CONTRACTOR SHALL COORDINATE WITH OWNER EXACT TYPE OF ELECTRICAL REQUIREMENTS (GAS OR ELECTRIC) FOR APPLIANCES PRIOR TO ANY ROUGH IN. PLANS INDICATE ALL DEVICES TO BE ELECTRICAL. MAKE ADJUSTMENTS IN FIELD AS NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM.
- CONTRACTOR SHALL COORDINATE WITH OWNER AND MILL WORK
- CONTRACTOR FOR EXACT MOUNTING HEIGHTS OF RECEPTACLES ABOVE AND BELOW COUNTERS AND LOCATED AT ALL ISLANDS/PENINSULA PRIOR TO ROUGH IN.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECT EXACT MOUNTING HEIGHTS AND LOCATIONS OF ALL DATA, TELEPHONE AND CABLE TV OUTLETS PRIOR TO ROUGH IN. INSTALL ADJACENT TO POWER OUTLET.

- CONTRACTOR SHALL COORDINATE ALL DEDICATED POWER OUTLETS REQUIREMENTS WITH EQUIPMENT PRIOR TO PURCHASE OF UNIT. INSTALL FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
- CABLE, JACKS, AND FACE PLATES FOR TELEPHONE, DATA, AND CABLE TV SHALL BE INSTALLED UNDER SEPARATE CONTRACT. CONTRACTOR SHALL INSTALL INFRASTRUCTURE AND BLANK COVER PLATES THIS PROJECT. IDENTIFY FUNCTION OF BOX INSIDE EACH BACK BOX WITH PERMANENT INK.
- CONTRACTOR SHALL COORDINATE WITH LOCAL CABLE COMPANY FOR EXACT REQUIREMENTS BETWEEN CABLE TV UTILITY COMPANY AND CONTRACTOR RESPONSIBILITIES. SYSTEM SHALL BE INSTALLED COMPLETE AND FULLY FUNCTIONAL.
- CONTRACTOR SHALL COORDINATE WITH LOCAL PHONE COMPANY FOR EXACT REQUIREMENTS BETWEEN TELEPHONE UTILITY COMPANY AND CONTRACTOR RESPONSIBILITIES. SYSTEM SHALL BE INSTALLED COMPLETE AND FULLY FUNCTIONAL.
- TELEVISION CABLE OUTLETS TO BE PROVIDED WITH COAX CABLE, 75 OHM OUTLETS AND WIRED PER TELEVISION COMPANIES REQUIREMENTS.
- LOCATE AND SPACE RECEPTACLES PER IRC SECTION 3801.
- FUSE ALL MECHANICAL EQUIPMENT DISCONNECTS PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
- SMOKE DETECTORS ARE TO BE LOCATED PER IRC R 317 AND BE RATED 120 VOLT WITH BATTERY BACKUP AND WITH AUDIBLE LOCAL ALARM.
- ALL RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES AND CARPORTS ARE TO BE GFCI RATED PER E3802.
- CEILING JUNCTION BOXES ARE TO BE RATED PER E4001.6. LIGHT FIXTURES IN CLOSETS ARE TO BE INSTALLED PER E3903.11.
- ALL OUTDOOR LIGHTS ARE TO BE RATED LESS THAN 155 WATTS EACH. INSTALL MIDWEST A/C DISCONNECT BOX AT EACH UNIT.
- RECESSED LIGHTS WHERE REQUIRED SHALL BE INSTALLED PER IRC E3904.8 AND E3904.9.
- CONDUCTORS NO. 8 AND LARGER ARE TO BE STRANDED PER IRC 3306.4.

GENERAL:

ALL WORK SHALL COMPLY WITH THE LATEST PUBLISHED EDITION OF THE NATIONAL ELECTRIC CODE, AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AND THE RULES AND REGULATIONS OF ANY UTILITY COMPANIES SERVING THE FACILITY OR THE PROPERTY. WHERE THE CONTRACT DOCUMENTS EXCEED THESE REQUIREMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN. IN NO CASE SHALL ANY WORK BE INSTALLED CONTRARY TO, OR BELOW, MINIMUM LEGAL STANDARDS. ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THESE CODES, RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT OR ANY WORK ON THE ITEM IN QUESTION. THE CONTRACTOR SHALL VISIT THE JOB SITE AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING, ORDERING OF EQUIPMENT, OR CONSTRUCTION. ALL EQUIPMENT SHALL BE NEW, PURCHASED SPECIFICALLY FOR THE PROJECT, BE U.L. LISTED FOR THE ENVIRONMENT IN WHICH INSTALLED, AND BE DELIVERED TO THE JOB SITE IN THE ORIGINAL MANUFACTURER'S SHIPPING CONTAINERS. ALL ELECTRICAL EQUIPMENT, FUSES, ETC. WITHIN THE SAME CATEGORY (E.G., DISCONNECTS, PANEL BOARDS, CIRCUIT BREAKERS, FUSES) SHALL BE OF THE SAME MANUFACTURER. THE ELECTRICAL CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR COORDINATING THE FURNISHING AND INSTALLATION OF THE MECHANICAL EQUIPMENT CONTROL WIRING, STARTERS FOR MECHANICAL AND OWNER FURNISHED EQUIPMENT, STARTER INTERLOCK WIRING, MECHANICAL AND OWNER FURNISHED EQUIPMENT DISCONNECTS, FIRE ALARM CONNECTIONS TO HVAC EQUIPMENT, FIRE ALARM SPRINKLER FLOW SWITCHES, FIRE ALARM DUCT SMOKE DETECTORS AND THEIR ASSOCIATED CONDUIT AND WIRING WITH THE GENERAL CONTRACTOR PRIOR TO BIDDING THE PROJECT. THE ELECTRICAL CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR FURNISHING AND INSTALLING THESE ITEMS AND THEIR ASSOCIATED CONDUIT, WIRING AND INTERCONNECTS UNLESS SPECIFICALLY RELIEVED OF THE RESPONSIBILITY BY THE GENERAL CONTRACTOR.



ELECTRICAL PLAN
 (OUTLETS/RECEPTACLES)

CIRCUIT BREAKER PANELBOARDS:

PANELBOARD BUS STRUCTURE AND CIRCUIT BREAKERS SHALL HAVE RATINGS AS INDICATED ON THE PANEL SCHEDULES ON THE DRAWINGS. ALL PANELBOARDS SHALL BE U.L. LISTED WITH A MINIMUM INTEGRATED SHORT CIRCUIT RATING OF 10,000 AMPS SYMMETRICAL FOR 240 VOLT RATED PANELS (MAXIMUM) WITH ALL DEVICES AND CIRCUIT BREAKERS IN PLACE. PANELBOARDS SHALL BE SQUARE "D" OR EQUAL.

CIRCUIT BREAKERS SHALL BE PLUG-IN FOR 240 VOLT RATED PANELBOARDS AND BE OF THE SAME MANUFACTURER AS THE PANELBOARD SUPPLIED. CIRCUIT BREAKERS SHALL BE OF THE THERMAL-MAGNETIC TYPE, SINGLE HANDLE FOR ALL POLES, WITH RATINGS AS INDICATED ON THE DRAWINGS. CIRCUIT BREAKERS SHALL HAVE A MINIMUM SHORT CIRCUIT RATING EQUAL TO THE PANELBOARD IN WHICH INSTALLED. CIRCUIT BREAKERS USED TO SWITCH LIGHTING CIRCUITS SHALL BE "SMO" RATED AND CIRCUIT BREAKERS FEEDING HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE "HACR" RATED.

PANELBOARDS SHALL BE ENCLOSED IN A STEEL CABINET PER U.L. STANDARD 50 WITH WIRING GUTTER SPACE PER U.L. STANDARD 67. THE BOX AND/OR FRONTS SHALL BE FULLY FINISHED WITH RUST-INHIBITING PRIMER AND BAKED ENAMEL FINISH. CIRCUIT BREAKER PANELBOARDS SHALL HAVE LOCKABLE DOORS WITH FLUSH CYLINDER TUMBLER-TYPE LOCK WITH CATCH AND SPRING-LOADED STAINLESS STEEL DOOR PULL. ALL PANELBOARDS SHALL BE KEYPAD ALIKE.

ALL PANELBOARDS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND BE COMPLETE WITH ALL NECESSARY MOUNTING HARDWARE, BACK BOXES, TRIM, LUGS AND WITH A COMPLETE, TYPED, PANELBOARD SCHEDULE MOUNTED ON THE INSIDE OF THE DOOR IN A DIRECTORY FRAME WITH CLEAR PLASTIC COVER INDICATING LOAD SERVED AND LOCATION. THE CONTRACTOR SHALL VERIFY MOUNTING LOCATION AND, IN THE CASE OF RECESSED PANELBOARDS, WALL THICKNESS PRIOR TO ORDERING THE EQUIPMENT.

WIRING DEVICES:

ALL SWITCHES, RECEPTACLES, OUTLETS, ETC. SHALL BE INSTALLED COMPLETE WITH GROUNDING BOXES, ALL MOUNTING HARDWARE AND SMOOTH WHITE SWITCHES/OUTLETS WITH LIGHT SWITCHES FACE PLATES IN STAINLESS AND OUTLETS IN WHITE MATCHED TO THE DEVICE INSTALLED UNLESS NOTED OTHERWISE ON THE DRAWINGS. CONFIRM FACE PLATE MATERIAL @ KITCHEN WITH ARCH. TEXT.

ALL RECEPTACLES SHALL BE INSTALLED AT 12 INCHES ABOVE FINISHED FLOOR (A.F.F.) OR FOUR INCHES ABOVE COUNTERS (A.C.) AND/OR BACKSPASHES AND SHALL BE LOCATED WITHIN SIX FEET OF DOOR OPENINGS AND NOT MORE THAN TWELVE FEET APART AS MEASURED ALONG THE SURFACE OF THE WALL(S). THE CONTRACTOR SHALL COORDINATE DEVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS, CABINETRY SUPPLIER AND/OR EXISTING CABINETRY PRIOR TO ROUGH-IN. RECEPTACLES LOCATED IN BATHROOMS, TOILETS, KITCHENS (WITHIN SIX FEET OF ANY SINK), EXTERIOR LOCATIONS AND IN GARAGES SHALL BE OF THE GROUND FAULT INTERRUPTING TYPE.

ALL LIGHT SWITCHES SHALL BE INSTALLED AT 54 INCHES ABOVE FINISHED FLOORS (A.F.F.) UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE SWITCH LOCATIONS WITH ARCHITECTURAL DRAWINGS, CABINETRY SUPPLIER AND/OR EXISTING CABINETRY PRIOR TO ROUGH-IN. WHERE INSTALLED ADJACENT TO A RECEPTACLE, THE LIGHT SWITCH AND RECEPTACLE SHALL BE INSTALLED UNDER A COMMON FACE PLATE.

ALL RECEPTACLES SHALL BE RATED AT TWENTY AMPS, 125 VOLTS, GROUNDING, TYPE, OF STANDARD NEMA CONFIGURATION AND EQUAL TO PASS & SEYMOUR UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL SWITCHES SHALL BE RATED AT TWENTY AMPS, 125 VOLTS, TYPE AS INDICATED ON THE DRAWINGS, AND EQUAL TO PASS & SEYMOUR UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL INCANDESCENT DIMMERS SHALL BE OF THE SLIDE TYPE, RATED 120 VOLTS, HAVE A MINIMUM RATING OF 2,000 WATTS AT RATED VOLTAGE AND EQUAL TO LUTRON "NOVA" SERIES UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL DIMMING CIRCUITS SHALL USE AN INDEPENDENT NEUTRAL AND ISOLATED GROUND WIRE BACK TO THE ORIGINATING PANEL.

DIMMERS USED FOR FLUORESCENT LIGHTS SHALL BE RATED FOR USE WITH FLUORESCENT LIGHTS, BE OF THE SLIDE TYPE, HAVE A RATED VOLTAGE OF THE LIGHT FIXTURES INSTALLED, HAVE A MINIMUM CAPACITY OF 14 - 40 WATT RAPID START LAMPS AND EQUAL TO LUTRON "NOVA" SERIES UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL DIMMING CIRCUITS SHALL USE AN INDEPENDENT NEUTRAL AND ISOLATED GROUND WIRE BACK TO THE ORIGINATING PANEL.

LIGHT FIXTURES:

ALL LIGHT FIXTURES SHALL BE U.L. LISTED, AS SCHEDULED OR INDICATED ON THE DRAWINGS, AND BE INSTALLED COMPLETE WITH ALL MOUNTING HARDWARE, LAMPS, LENSES, JUNCTION BOXES, SEISMIC WIRES, ETC. NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM. ALL FIXTURES SHALL BE THOROUGHLY CLEANED AT THE END OF THE CONSTRUCTION AND ALL BURNED OUT LAMPS REPLACED.

LIGHT FIXTURES REQUIRING BALLASTS SHALL HAVE BALLASTS OF THE ENERGY EFFICIENT TYPE. GENERAL ELECTRIC WATT MISER II OR EQUAL. FLUORESCENT LIGHT FIXTURES USED ON DIMMING CIRCUITS SHALL BE SUPPLIED WITH APPLICABLE DIMMING BALLASTS.

LAMPS SHALL BE AS SCHEDULED ON THE DRAWINGS, OF STANDARD WATTAGE AND BE GENERAL ELECTRIC OR EQUAL.

POLE MOUNTED LIGHTS, BOLLARDS, ETC. SHALL BE INSTALLED COMPLETE, WITH FOUNDATIONS AND ANCHOR BOLTS PER THE MANUFACTURER'S RECOMMENDATIONS, AND BE FACTORY PRIMED AND PAINTED. THE CONTRACTOR SHALL OBTAIN BOLT PATTERNS AND FOUNDATION RECOMMENDATIONS FROM THE MANUFACTURER PRIOR TO THE START OF POLE FOUNDATION CONSTRUCTION.

DISCONNECTS/STARTERS/CONTACTORS:

ALL DISCONNECTS SHALL BE NEMA STANDARD AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS COMPLETE WITH ALL FUSES, LUGS, CONNECTORS, ETC., RATED FOR THE LOAD SERVED OR AS INDICATED ON THE DRAWINGS AND EQUAL TO SQUARE "D".

ALL STARTERS, COMBINATION STARTERS, CONTACTORS AND COMBINATION CONTACTORS SHALL BE NEMA STANDARD AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS COMPLETE WITH FUSES, 120 VOLT COIL, HAND-OFF-AUTO SELECTOR SWITCH MOUNTED IN: THE COVER, OVERLOADS, OVERLOAD HEATERS, LUGS, CONNECTORS, ETC., RATED FOR THE LOAD SERVED OR AS INDICATED ON THE DRAWINGS AND EQUAL TO SQUARE "D".

MANUAL MOTOR STARTERS SHALL BE NEMA STANDARD, TOGGLE SWITCH TYPE AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS COMPLETE WITH OVERLOADS, LUGS, CONNECTORS, ETC., RATED FOR THE LOAD SERVED OR AS INDICATED ON THE DRAWINGS AND EQUAL TO SQUARE "D".

WIRING:

ALL WIRING SHALL BE SOLID COPPER, TYPE "NM", FOR ALL CIRCUITING CONCEALED WITHIN WALL AND OTHER BUILDING SPACES. IN EXPOSED LOCATIONS, BELOW SIX FEET TO FINISHED FLOOR OR FINISHED GRADE, OR IN WET LOCATIONS, WIRING SHALL BE TYPE THHN/THWN INSTALLED IN GALVANIZED IMC CONDUIT. UNDERGROUND SERVICE FEEDERS SHALL BE TYPE "SE" CABLE, UNDERGROUND PANEL OR EQUIPMENT FEEDERS SHALL BE TYPE "UF" CABLE.

MINIMUM WIRE SIZE SHALL BE #12 AWG UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. RECOMMENDED WIRE PULLING TENSIONS (WHERE CONDUIT IS USED), TAKING INTO ACCOUNT CONDUIT SIZE, CONDUIT BENDS AND WIRE LAY, SHALL NOT BE EXCEEDED.

EQUIPMENT CONNECTIONS:

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT, WIRE, DISCONNECTS, MOTOR STARTERS AND CONNECTIONS REQUIRED FOR MECHANICAL AND OWNER FURNISHED EQUIPMENT FOR THE PROJECTS RATED AT 120 VOLTS OR ABOVE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND INTERCONNECTION OF LOW VOLTAGE CONTROL WIRING AND CONDUIT WITH THE MECHANICAL CONTRACTOR OR OWNER PRIOR TO BIDDING THE PROJECT.

THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND OWNER FURNISHED EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO THE BID OR THE START OF CONSTRUCTION.

SMOKE DETECTORS:

SMOKE DETECTORS SHALL BE OF THE PHOTO-ELECTRIC TYPE, 120 VOLTS AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY. THE CONTRACTOR SHALL VERIFY ANY APPLICABLE INSTALLATION REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION.

CONDUIT:

ALL CONDUITS SHALL BE GALVANIZED IMC IN EXPOSED LOCATIONS ABOVE GRADE. CONDUITS INSTALLED IN SLABS SHALL BE GALVANIZED IMC, MAXIMUM OF 3/4 INCH, IN SLABS NOT LESS THAN FOUR INCHES THICK. CONNECTORS FOR IMC CONDUITS SHALL BE SET-SCREW TYPE IN DRY LOCATIONS. CONNECTORS FOR DAMP OR WET LOCATIONS SHALL BE THE COMPRESSION TYPE.

PANELBOARD SUB-PANEL PANEL "C"

PANELBOARD: SQUARE "D" VOLTAGE: 120/240 1 PH. 3 WIRE 10 K MIN AIC
 NEMA 3R ALL-IN-ONE MOUNTING SURFACE 125 AMP MAIN LUGS ONLY
 TYPE: SERVICE PANEL RECESSED BREAKER

| CIRCUIT DESCRIPT. | CKT NO. | C/B | WIRE/PHASE | | C/B | CKT NO. | CIRCUIT DESCRIPT. |
|------------------------------|---------|--------|------------|----|--------|---------|--|
| | | | A | B | | | |
| CU-1 | 1 | 50A | | | 30A | 2 | DRYER |
| | 3 | 2P | 8 | 10 | 2P | 4 | |
| | 5 | 20A 1P | 12 | 12 | 20A 1P | 6 | |
| KITCHENETTE RECP | 7 | 20A 1P | 12 | 12 | 40A | 8 | WASHER |
| KITCHENETTE RECP | 9 | 20A 1P | 12 | 12 | 2P | 10 | WATER HEATER |
| KITCHENETTE RECP | 11 | 20A 1P | 12 | 12 | 20A 1P | 12 | BEDROOM 2 - BATHRM LITE RECP |
| KITCHENETTE RECP | 13 | 20A 1P | 12 | 12 | 20A 1P | 14 | BATHROOM 1/2 RECP (GFCI) (8 Fo) |
| BEDROOM 1/BATHROOM RECP | 15 | 20A 1P | 12 | 12 | 20A 1P | 16 | STORAGE/LAUNDRY/GARAGE RECP (GFCI) |
| GREAT ROOM/HALLWAY LITE | 17 | 20A 1P | 12 | 12 | 20A 1P | 18 | GARAGE/LAUNDRY RECP (GFCI/MP) |
| GREAT ROOM/HALLWAY LITE | 19 | 15A 1P | 14 | 12 | 20A 1P | 20 | OUTDOOR LIGHTING LITE (60 WATTS/850 L) |
| SMOKE DETECTOR RECP-LOW VOLT | 21 | 30A | | 8 | 20A 1P | 22 | SMOKE DETECTOR RECP (GFI/MP) |
| FURNACE 220V | 23 | 2P | | | 20A 1P | 24 | OUTDOOR RECP (GFI/MP) |

- 1 PROVIDE HANDLE LOCK OUT DEVICE.
- 2 CIRCUIT BREAKER SHALL BE RATED FOR ARC FAULT CURRENT INTERRUPTING (ARC)
- 3 GFI RATED CIRCUIT BREAKER

THIS PROJECT TO COMPLY W/ IRC-2006 & LOCAL AMENDMENTS
 THIS PROJECT TO COMPLY W/ OUTDOOR LIGHTING CODE

LOAD CALCULATIONS
 1019 SF LIVING AREA

| | |
|---|-----------------------|
| GENERAL LIGHTING (1,019 SF LA) x 3 = 3,057 VA | 3,057 V.A. |
| KITCHENETTE AREA | |
| (4) - SMALL APPLIANCE CIRCUITS AT 1500 V.A. E.A. INCLUDE UNDER COUNTER REFRIG/MICROWAVE | 6,000 V.A. |
| | SUB-TOTAL 6,000 V.A. |
| LAUNDRY AREA | |
| WASHER MACHINE | 1,500 V.A. |
| DRYER MACHINE | 5,000 V.A. |
| | SUB-TOTAL 6,500 V.A. |
| | TOTAL 15,557 V.A. |
| CALCULATIONS | |
| 100% @ 10,000 VA | 10,000 V.A. |
| 40% @ 5,557 VA = 2,223 VA | 2,223 V.A. |
| | SUB-TOTAL 12,223 V.A. |
| MECHANICAL UNITS | |
| CU-1 (6,000 VA @ 100% = 6,000 VA) | 6,000 V.A. |
| WH-1 (4,500 VA @ 100%=4,500 VA) | 4,500 V.A. |
| FU-1 (2,400 VA @ 65%) = 1,560 VA | 1,560 V.A. |
| | SUB-TOTAL 12,060 V.A. |
| SUB-TOTAL = (12,223 VA + 12,060 VA) = 24,283 VA | |
| TOTAL = 24,283 VA / 240 V = 101 AMPS | |
| MAIN SERVICES - 125 A | |

GFCI'S ARE REQ. FOR 15 AND 20 AMP RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS UNFINISHED BASEMENTS, OR ON COUNTER TOP SURFACE IN KITCHEN (SPECIAL OUTLETS EXEMPT)

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP DETECTORS SHALL SOUND AND ALARM DWELLING UNIT IN WHICH THEY ARE LOCATED (INTERCONNECTING MAY BE REQUIRED)

BATHROOM RECEPTACLES TO BE OF 20A CIR WITH NO OTHER OUTLETS

PRIMA COUNTY DEPARTMENT OF PERMITS APPROVED OR APPROVED AS NOTED

OWNER/DEVELOPER
FENSTER KENNETH & VINE MARY A JT/RS
 814 W CHULA VISTA RD
 TUCSON AZ 85704-4215

JOB NO. 96-219 (B)
 STAR DATE JUNE 2009
 DWGS BY

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GUEST QUARTER ADDITION TO EXISTING RESIDENCE
 814 WEST CHULA VISTA ROAD
 TUCSON, ARIZONA 85704
 Parcel 102-04-0920
 CASAS ADOBES ESTATES LOT 448
 Docket 11478, Page 3219
 Book 18, Page 16
 Township 18S, Range 18E, Section 18
 SHEET NO. 1 OF 18

THESE DOCUMENTS ARE TO BE USED ONLY FOR THE ADDRESSED SITE PER CONTRACT BETWEEN JACA AND CLIENT. THE REPRODUCIBLE DRAWINGS, TRACINGS, SEALS, ETC. ARE THE PROPERTY OF JACA

SPECIFICATION NOTES

INTERNATIONAL RESIDENTIAL CODE - IRC 2006 & UNIFORM PLUMBING CODE - UPC-2006

Structural

CHAPTER 4 - FOUNDATION
All work must conform to all requirements of the International Residential Code 2006 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. DESIGN LOADS

1. Design Loads 20 PSF
2. Horizontal Wind loads 15 PSF
3. Seismic Loading Zone C
4. Allowable Soil Pressure 1500 PSF Assumed

11. FOUNDATION AND EARTHWORK

1. All footing shall be founded at the depths indicated on construction drawings.
2. All earth fill under footing, floors, and other paved areas shall be machine compacted in 6 inch layers to the following maximum densities, at optimum moisture content; in accordance with ASTM D698-58T, Method D:
 - A. Below foundation level 95% compaction
 - B. Floor slab support & backfill 90% compaction
 - C. Floor base course 95% compaction
3. Floor slab base course shall be 4 inches of well-graded sand and gravel base course material.

111. CONCRETE

1. All concrete shall be ready-mixed, conforming with ASTM-C94, and attain the following minimum 28-day compressive strengths:
 - A- Footing, stemwalls and slabs on grade 28 00 psi (max)
 - B- Curbs, sidewalks 2500 psi
2. Concrete work shall conform with the latest editions of the following ACI STANDARDS OF RECOMMENDED PRACTICE & THE 2006 IBC
 - A- ACI 318-71 Building Code Requirements for reinforced concrete.
 - B- ACI 605-59 Practice for Hot Weather Concreting
 - C- ACI 614-59 Practice for Measuring, Mixing & Placing.
 - D- ACI 347-67 Practice of Formwork
3. All concrete shall have a minimum cement content of 5-1/2 sacks per cubic yard, and a maximum water content of 6 gallons per sack of cement. Maximum slump shall be 4 inches.
4. All concrete shall contain pozzolith water reducing agent.
5. All concrete slabs shall be cured with Edeco@1002 Curing Compound. All other concrete surfaces shall be kept moist and cured for a minimum of 7 days.

1V. REINFORCING STEEL

1. Reinforcing steel shall conform to ASTM Specification A615, Grade 40
2. Welded wire fabric shall have minimum strength of 65,000 PSI and conform with ASTM designation A-185
3. Minimum concrete protection, except as noted:
 - A- Slabs.....3/4 inches.
 - B- Walls & Columns.....1-1/2 inches.
 - C- Footings.....3 inches.
4. Lap all reinforcing steel splices, dowels, wall corners, and footing corners, at minimum of 50 diameters. Min. lap for masonry splices shall be 50 diameters.
5. See Section VII - Masonry, Paragraph 7, below.

V. MISCELLANEOUS STEEL

1. All miscellaneous steel shapes shall conform to ASTM A36 with a minimum yield strength of 36,000 PSI.
2. Steel tubes to conform with ASTM A500.

VI. LUMBER CONSTRUCTION

1. All wood construction shall conform to Chapter 6 of the International Residential Code 2003
2. All joists, nailers, studs, plates, and blocking shall be 1450 1-1/2 GE material.
3. Glu lams DF/DF 24 F-V4.
4. Place 2" solid blocking between joist & rafters @ supports.
5. Place bolts in wook not less than 7 Dia. from end & 4 Dia. from the edge. Place bolts not less than 4 Dia. on center.

VII. MASONRY

1. All masonry shall be constructed in accordance with International Residential Code 2003
2. Solid masonry units shall conform to ASTM C62, Grade MW, with a compressive strength of 2,000 PSI.
3. Concrete masonry units shall be hollow load bearing conforming to ASTM C90, type I, grade U-1, with a minimum 28-day net compressive strength of 2,000 PSI.
4. Masonry mortar shall conform to ASTM C270-68, Type "S", with a minimum 28-day compressive strength of 2,000 PSI.
5. Masonry grout shall conform to ASTM C476, coarse grout with a minimum 28-day compressive strength of 2,000 PSI.
6. All masonry shall be reinforced with truss type "Dur-o-Wall" horizontally at 16 inches o.c. unless indicated otherwise. Vertical reinforcement shall be shown on the drawings.
7. Provide on #4 vertical rebar at all wall corners and intersections and jamps of at all wall openings and ends of walls.
8. Provide "Dur-O-Wall" wide flange vertical expansion joints in masonry at maximum 32 feet o.c. or as indicated on drawings.

Plumbing

IPC-2006 & LOCAL AMENDMENTS

All work must conform to all requirements of the International Plumbing Code, 2006 Edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Code are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. Secure & pay for permits, inspections & certificates required by authorities having jurisdiction.
2. Provide labor, materials, tools, machinery & equipment necessary for the construction of the plumbing system including miscellaneous items required for proper execution.
3. Drawings are diagrammatic & intended to show approximate location of outlets, equipment & piping.
4. Guarantee work to be free from defects in workmanship & material for a period of one year from date of final acceptance. Promptly repair or replace materials or equipment which prove defective within that period without cost to the owner.
5. Pipe & Pipe fittings. ABS (sch 40) & PVC (sch 40) may be used where approv. by code.
6. Install cleanouts where indicated on the drawings & as required by the plumbing code. Distance between cleanouts not to exceed 75 feet.
7. Fixtures & trims as selected by Owner, furnished & installed by plumbing contractor, unless otherwise noted.
8. Wrap copper pipes leaning on or touching steel with poly-methylene tape.
9. Connection to Fixtures:
 - A. Make connections to all plumbing fixtures & other plumbing equipment indicated on the drawings.
 - B. Install joints between closets & flanges with asbestos composition gaskets or Bol-Max gaskets. Gaskets shall be germicidal, gastight, watertight & stainproof.
10. Tests:
 - A. Make tests on water piping with hydrostatic pressure for a period of not less than an hour using an approved pressure gauge.
 - B. Remove all items which may be damage by test pressure & replace after tests have been approved.
 - C. Promptly repair leaks & repeat test.
 - D. Test pressures shall be as follows:

| | | |
|-----------|---------|-------------|
| All water | 150 PSI | Hydrostatic |
| Sewer | 10 PSI | Hydrostatic |

Nailing Schedule

CHAPTER 6 - WALL CONSTRUCTION

TABLE R602.3 FASTENER SCH. FOR STRUCTURAL MEMBERS

NAILING SCHEDULE: IRC 2006

All framing to comply with CONNECTION

| CONNECTION | NAILING |
|---|---|
| 1. Joist to sill or girder, toe-nail. | 3-8d |
| 2. Bridging to joists, toe-nail each end. | 2-8d |
| 3. 1"x6" (25mm x 152mm) subfloor to ea. joist, face nail. | 2-8d |
| 4. Wider than 1"x6" subfloor to each joist, face nail. | 3-8d |
| 5. 2" (51mm) subfloor to joist or girder, blind and face nail. | 2-16d |
| 6. Sole plate to joist or blocking, face nail. | 16d @ 16"(406mm)o.c. |
| 7. Sole plate to joist or blocking, at braced wall panels | S-16d per 16" (406mm) |
| 8. Top plate to stud, end nail. | 2-16d |
| 9. Stud to sole plates. | 4-8d toe-nail or 2-16d, end-nail |
| 10. Doubled studs, face wall. | 16d @ 24"(610mm)o.c. |
| 11. Doubled top plates, typical face nail. | 16d @ 16"(406mm)o.c. |
| 12. Double top plates, lap splice. | 8-16d |
| 13. Blocking between joists or rafters to top plate, toe-nail | 5-8d |
| 14. Rim joist to top plate, toenail. | 8d @ 6" (152mm)o.c. |
| 15. Top plates, laps and intersections, face nail. | 2-16d |
| 16. Continuous header, two pieces. | 16d @ 16"(406mm)o.c. along each edge |
| 17. Ceiling joists to plate, toenail. | 3-8d |
| 18. Continuous header to stud, toenail. | 4-8d |
| 19. Ceiling joists, laps over partitions, face nail. | 3-16d |
| 20. Ceiling joists to parallel rafters, face nail | 3-16d |
| 21. Rafter to plate, toenail. | 3-8d |
| 22. 1"(25mm) brace to each stud and plate, face nail | 2-8d |
| 1"x8" (25mm x 203mm) sheathing or less to each bearing, face nail. | 2-8d |
| Wider than 1"x8" (25mm x 203mm) sheathing to each bearing, face nail. | 3-8d |
| 23. Built-up corner studs. | 16d @ 24"o.c. |
| 24. Built-up girder and beams. | 20d @ 32"(815mm) o.c. @ top bottom and staggered |
| 25. 2" (51mm) planks | 2-20d at ends & at each splice. 2-16d at each bearing |

HVAC

PART V - MECHANICAL
CHAPTER 12 - 23

All work must conform to all requirements of the International Residential Code 2003 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. Secure & pay for permits, inspections & certificates required by authorities having jurisdiction.
2. Provide labor, materials, tools, machinery & equipment necessary for the construction of the plumbing system including miscellaneous items required for proper execution & completion of work.
3. Drawings are diagrammatic & intended to show approximate location of outlets, equipment, duct work & piping.
4. Guarantee work to be free from defects in workmanship & material for a period of one year from date of final acceptance. Promptly repair or replace materials or equipment which prove defective within that period without cost to the owner.
5. Duct sizes shown are sheet metal sizes.
6. Externally insulate all supply & return duct work below the roof with 1" thick fiberglass FRK 25, sevis ED-75 insulation. Secure to duct. Insulate all lines to & from condensing units on roof.
7. Grills & diffusers shall be equal to the following Krueger figure no. Sidwall Grille (supply) 880v-OBD for A/C 800v coolers Ceiling diffuser 183-OBD for A/C 183 coolers Ceiling Grille (return) S-80 5ff with hinge
8. Support ducts from above, do not rest on ceiling construction, piping or electrical conduits.
9. Build ducts of galvanized steel. Gauges & construction shall be in accordance with the mechanical code & SMAONA "Ton Velocity Requirements"
10. Flash & counter flash all duct penetrations through roof or walls.
11. Tights shall be airtight & the joints shall be taped or painted with mastic.
12. Instruct the owner in the operation of the equipment.
13. Balance the CFM output from all outlets with an approved instrument & make all adjustments necessary to bring the delivery within 10% of the specified quantity.
14. Adjusts the blades in all supply outlets to produce air distribution satisfactory to the occupants.
15. Contractor to verify all electrical characteristics of equipment prior to ordering & installing.

Electrical

PART VIII - ELECTRICAL
CHAPTER 33 - 42

Electrical installation shall comply with electrical codes in this area & with the National Electrical Code. All work must conform to all requirements of the Int. Residential Code 2006 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. Electrical panels shall be square "D" type "QD" or equivalent.
2. Minimum wire size shall be # 14 (cu) in Kitchen, Dining Room, Rec/Family Room install #1 2 (cu). All branch circuit wire shall be "TW"
3. Verify exact location of mech. equipment, T-stats & control wiring, size of equip. eg. (HP, amps, voltage, etc) prior to rough-in & comply as required.
4. Electrical contr. shall do all wiring necessary & connect all special controls furnished by mech. contr.
5. Fuses of A/C units & motors shall be type "FRN". Fuses for panels feeders shall be type "KTR".
6. All disconnect switches for motors shall be HP rated. Motors shall be protected with proper sized fusetrons
7. If electrical conductors used are aluminum, terminate & splice as recommended by mfr. & as follows:
 - A. Clean conductors with a wire brush & apply "NO-OX-ID" "grade A" special (sealing paste) thoroughly as soon as conductors are cleaned.
 - B. Use AL/CU type lugs. Connectors etc. with factory filled connector paste.
8. The following items may be used where permitted by code:
 - A. Non-metallic type cable.
 - B. Non-metallic device boxes.
 - C. Aluminum conductors.
9. Verify the telephone co. as to conduit & trenching requirements & comply as required for entire job.
10. Switches & receptacles shall be Leviton, Slater or equal flush wit ivory plates of proper gang as required.
11. Light fixtures as selected by owner, furnished & installed by electrical contractor unless otherwise noted.
12. All wire shall be THMW/THWN or THWN INSULATION. optional

HARDWARE SCHEDULE

All Hardware Strong tile by Simpson (or equal)

| EXTERIOR WALLS | BEARING | NON-BEARING |
|------------------------------|------------------|---|
| WITH LEDGER OR NAILED | | |
| Stud to sole plate | H25 every stud | H25 every other stud |
| Stud to ledger/nailer | A35 every stud | A35 every other stud |
| Stud to top plate | none | none |
| WITH TRUSSES OR RAFTER | | |
| Stud to sole plate | H25 every stud | H25 every other stud |
| Stud to top plate | A35 every stud | A35 every other stud |
| Truss/rafter to top plate | H25 every stud | NA |
| Gable to top plate | NA | H25 Plat o/s @ 32" o.c or A53 inside @ 52" o.c. |
| WINDOWS, DOORS | | |
| Header to kingstud | H25 Plat ea. end | H25 Plat ea. end. |
| Kingstud/trimmer to sole pl. | 2-H25 1 o/s, | H25 1 o/s, 1 1/s |
| Cripples under sill | none | none |

INTERIOR WALLS

Bearing walls,- Same hardware as exterior nonbearing non-bearing - no hardware required.

| | |
|---|-----------------------|
| 26. Wood structural panels & partiitiboard: Subfloor, roof & wall sheathing (to framing): | 2-16d at each bearing |
| (1 inch = 2.54mm) | |
| 1/2" and less | 6d (3) |
| 19/32" - 3/4" | 8d (4) or 6d (5) |
| 7/8" - 1" | 8d (3) |
| 1-1/8" - 1-1/4" | 10d (4) or 8d (5) |
| Combination Subfloor - underlayment (to framing): | |
| (1 inch = 2.54mm) | |
| 3/4" and less | 6d (5) |
| 7/8" - 1" | 8d (3) |
| 1-1/8" - 1-1/4" | 10d (4) or 8d (5) |
| 27. Panel siding (to framing): | |
| 1/2" (13mm) or less | 6d (6) |
| 5/8" (16mm) | 8d (6) |
| 28. Fiberboard sheathing | |
| 1/2" (13mm) | N* 11 ga. (8) |
| | 8d (6) |
| | N* 16 ga. (9) |
| | N* 11 ga. (8) |
| | 8d (4) |
| | N* 11 ga. (9) |
| 29. Interior paneling: | |
| 1/4" (6.4mm) | 4d (10) |
| 3/8" (9.5mm) | 6d (11) |

PRIMA COUNTY DEPARTMENT OF PERMITS APPROVED AS NOTED

Approval of plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the Uniform Building Code

OWNER/DEVELOPER
FENSTER KENNETH & VINE MARY A JT/RS
814 W CHULA VISTA RD
TUCSON AZ 85704-4215

JOB NO. 96-219 (B)
STAR DATE JUNE 2009

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POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

DRAWING INDEX:
S-01 SITE PLAN
A-01 FLOOR PLAN
A-02 FOUNDATION PLAN
A-03 FRAMING PLAN
A-04 SECTIONS
A-05 ELEVATIONS
MP-1 PLUMBING PLAN
MP-2 MECHANICAL PLAN
E-01 ELECTRICAL PLAN
GN-1 GENERAL NOTES

PROJECT:
GUEST QUARTER ADDITION TO EXISTING RESIDENCE
814 WEST CHULA VISTA ROAD
TUCSON, ARIZONA 85704
Parcel 102-04-0920
CASAS ADOBES ESTATES LOT 448
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Book 18, Page 75
Township 18S, Range 18E, Section SHEET NO. GN-1

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